

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

**Raytown City Hall**  
**Board of Aldermen Meeting Chambers**  
**10000 East 59<sup>th</sup> Street**  
**October 5, 2023**  
**7:00 pm**

1. **Election of Officer(s)**
2. **Welcome by Chairperson**
3. **Call meeting to order and Roll Call**  
Wilson:            Thurman:            Emerson:            Meyers:            Sneddon:  
Jean-Paul:        Frazier:            Stock:            Bruenger:
4. **Approval of Minutes – July 6, 2023, Regular Meeting Minutes**
  - a) Revisions
  - b) Motion
  - c) Second
  - d) Additional Board Discussion
  - e) Vote
5. **Public Discussion (Regarding matters not on this agenda only)**
6. **Old Business:** None.
7. **New Business:**
  - A. **Case No.: PZ-2023-07**  
**Applicant: Four Gem Homes, LLC.**  
**Reason: Requesting the approval of a Rezoning from “R-P-3” (Planned High Density Residential) to “R-P-3” (Planned High Density Residential) for the purpose of residential villas for persons over the age of 55 years to be located at 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, and 5831 Hunter Ct.**
    1. Introduction of Application by Chair.
    2. Explanation of any ex parte’ 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 and PowerPoint Presentation.
5. Introduction of Applicant(s) by Staff
6. Presentation of Application by Applicant
7. Enter Relevant Applicant's Exhibits into Record as Necessary
8. Application Analysis by Staff and Review of PowerPoint Presentation
9. Request for Public Comment by Chairman
10. Additional Staff Comments and Recommendation
11. Commission Discussion
12. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**B. Case No.: PZ-2023-08**

**Applicant: Laark Investments, LLC.**

**Reason: Applicant is seeking the approval of a Conditional Use Permit for "Vehicle Sales, New and Used" for the properties located at 10012 and 10016 E. 350 Highway**

1. Introduction of Application by Chair.
2. Explanation of any ex parte' 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:
  - c. Staff Report
  - d. Application Supporting Documents and PowerPoint Presentation.
5. Introduction of Applicant(s) by Staff
6. Presentation of Application by Applicant
7. Enter Relevant Applicant's Exhibits into Record as Necessary
8. Application Analysis by Staff and Review of PowerPoint Presentation
9. Request for Public Comment by Chairman
10. Additional Staff Comments and Recommendation
11. Commission Discussion
12. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**B. Case No.: PZ-2023-09**

**Applicant: David Joiner, Integral Design Architecture**

**Reason: The applicant, on behalf of the property owner(s), is seeking the approval of a Utility Easement Vacation for the purpose of a building expansion.**

1. Introduction of Application by Chair.
2. Explanation of any ex parte' 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:
  - e. Staff Report
  - f. Application Supporting Documents and PowerPoint Presentation.
5. Introduction of Applicant(s) by Staff
6. Presentation of Application by Applicant
7. Enter Relevant Applicant's Exhibits into Record as Necessary
8. Application Analysis by Staff and Review of PowerPoint Presentation
9. Request for Public Comment by Chairman
10. Additional Staff Comments and Recommendation
11. Commission Discussion
12. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**8. Other Business: None.**

**9. Set Future Meeting Date – Next Regular Meeting is Scheduled for Thursday, November 2, 2023, at 7:00 PM.**

**10. Adjourn**

**CITY OF RAYTOWN**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**MINUTES**  
**July 6, 2023**  
**7:00 pm**  
**Council Meeting Chambers**

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:	Absent	Sneddon:	Present
Meyers:	Present	Bruenger:	Present	Jean-Paul:	Absent

3. **Approval of Minutes:** Minutes of June 1, 2023, Regular Meeting were approved 7-0-2 upon a motion by Ms. Stock and a second by Mr. Meyers. Ms. Emerson and Mr. Wilson abstained from voting.

4. **Public Discussion:** None.

5. **Old Business:** None.

6. **New Business:**

A. **Case No.: PZ 2023-05:**

**Applicant: Mark Thatcher of Bankers Security Safe and Vault Company**

**Request: Conditional Use Permit approval for outdoor storage use in M, Manufacturing District**

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

Chairman Wilson introduced the application.

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

No members reported any ex parte communications regarding this application.

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

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

**4. Staff Presentation of Application.**

Diane Egger, Community Development Director, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Conditional Use Permit.

**5. Applicant's Comments on Application.**

Mr. Thatcher presented his application to the Planning Commission and discussed the reasons for the request. The Planning Commission asked several questions of Mr. Thatcher, for which he provided answers.

**6. Commission Discussion.**

The commissioners asked questions of staff and the applicant, which all were answered. The commissioners then discussed the application.

**7. Public Comments on Application.**

There were questions from a member of the public and that person's questions were answered.

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

Ms. Stock motioned and Ms. Emerson seconded to recommend approval to move the requested Conditional Use application to the Board of Aldermen.

VOTE: Motion passed 7-0.

**B. Case No.: PZ 2022-06:**

**Applicant: Willliam "Cody" Jack of Anchored Up**

**Request: Conditional Use Permit approval for Boat Sales in an M, Manufacturing District**

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

Chairman Wilson introduced the application.

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

No members reported any ex parte communications regarding this application.

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

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

**4. Staff Presentation of Application.**

Diane Egger, Community Development Director, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Conditional Use Permit.

**5. Applicant's Comments on Application.**

Mr. Jack presented his application to the Planning Commission and discussed the reasons for the request. The Planning Commission asked questions of Mr. Jack, for which he provided answers.

**6. Public Comments on Application.**

There were no public comments on this application.

**7. Commission Discussion.**

The commissioners asked questions of staff and the applicant, regarding the proposed amendments, and discussed the application.

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

Ms. Stock motioned and Ms. Thurman seconded to recommend approval to move the requested Conditional Use application to the Board of Aldermen.

VOTE: Motion passed 7-0.

**7. Other Business-** Mr. Wilson addressed the Commission and expressed his appreciation for the Commission and his tenure. He then resigned his seat for personal reasons.

**8. Meeting was Adjourned at 7:44 PM** upon motion by Mr. Meyers and second by Mr. Hunt.



**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

## Staff Report

**To:** City of Raytown, Planning & Zoning Commission

**From:** Shana Kelly, Planning & Zoning Coordinator

**Case #:** Rezoning PZ-2023-07

**Planning & Zoning Meeting Date:** October 5, 2023

**Board of Aldermen Date:** November 14, 2023



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**Applicant:** Ivan Chiang | Four Gem Homes

**Location:** 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, and 5831 Hunter Ct.

**Property Owner:** Four Gem Homes, LLC.

**Ward:** Ward 3

**Project Summary:** The applicant is requesting a Rezoning from “R-P-3” (Planned High Density Residential) to “R-P-3” (Planned High Density Residential) for the construction of residential villas for persons over the age of fifty-five (55) years.

**Staff Recommendation:** Staff recommends **Approval with Conditions** of the Rezoning Application. Conditions are outlined below.

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### Background Information:

In 2005, the Final Plat for Blue Ridge Villas was approved along with a Planned Development which allowed for the construction of 34 one-story dwelling units for persons over the age of 55 years to be located within nine (9) buildings, each dwelling unit established on its own lot. The remainder of the property located within the development, which included the open space around each building, storm water drainage system, detention basin and central common area with a gazebo, walkways and landscaping, was designated to be held in common and maintained by the development’s homeowner’s association. This application also included the designation of Hunter Court as a private street.

All public improvements were installed and in 2007, and two (2) of the buildings, which consisted of seven (7) townhomes, were constructed at the south end of the property. The other parcels have remained undeveloped.



In 2019, a Final Plat for Turnleaf Villas was approved along with a new Planned Development, which replaced the residential villas on “Lot B” of the Turnleaf Villas plat with a senior care center. The Final Plat was never recorded with the Jackson County Recorder of Deeds, so it is not recognized as the legal plat.

Now the property owner seeks to return to the originally approved use, which was for individual residential villas, without the senior care facility. Because the Final Plat for Turnleaf Villas is not legally recognized, the properties remain within the Blue Ridge Villas subdivision and are platted for the construction of residential villas. The applicant is seeking to rezone out of the Turnleaf Villas Planned Development and return to a Planned Development similar to the originally approved Blue Ridge Villas.

**Total Land Area:** 0.33 Acre

**Public Noticing:** *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **September 15, 2023**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **September 14, 2023**. A copy of the letter is included with the attachments to this report.

**Neighborhood Meeting:** The applicant held a neighborhood meeting on Wednesday, September 20, 2023. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

**Adjacent Properties:**

	<b>Zoning:</b>	<b>Current Land Use:</b>
<b>North:</b>	“R-1” (Low Density Residential)	Single Family Homes
<b>South:</b>	“R-1” (Low Density Residential)	Single Family Homes
<b>East:</b>	“R-1” (Low Density Residential)	Single Family Homes
<b>West:</b>	“R-2” (Medium Density Residential)	Duplexes

**Street Classification:** Hunter Court is classified as a Private Street.

**Vehicular and Pedestrian Access:** Hunter Court, a privately-owned street, connects to 59<sup>th</sup> Street, a Collector Street. Five-feet (5’) ADA-compliant sidewalks are constructed along both sides of Hunter Court and will be required for the rest of the development.

**Rezoning Application Factors To Be Considered:**

**1. The Character of the Neighborhood:**

The neighborhood is residential in nature, consisting mostly of single-family homes. Some medium-density residential exists to the west and a few units of the Blue Ridge Villas original plat exist on the south of the Planned Development area.

**2. Zoning and current uses of nearby properties:**



The zoning of the property is “R-P-3” (Planned High Density Residential). The current Planned Development includes the construction of a senior care facility. The proposed zoning is “R-P-3” (Planned High Density Residential). The newly proposed Planned Development is for the construction of residential style villas for persons over the age of 55.

**3. Suitability of Zoning for current use:**

The current properties remain undeveloped, except for two (2) buildings that were constructed in 2007 at the southern end of the property. The proposed zoning would allow the properties to be developed as residential units, either for sale or rent.

**4. Detrimental effects to nearby properties if Rezoning is approved:**

If the zoning is approved, the site will be developed as residential villas. This will naturally increase traffic and noise in the area, however, anticipated traffic and noise generated is expected to be minimal, and less than an average neighborhood due to the age restriction to people who are 55 and older.

**5. The length of time the property has been vacant:**

According to records, the subject parcels have never been developed.

**6. Consideration of public interest:**

**a. Public Health:**

The proposed Planned Development will create 27 new townhomes in the area. This will help to foster public health and safety.

**b. Public Safety:**

The Planned Development is comparable to the previously approved Blue Ridge Villas. This development is planned in such a way to encourage “eyes on the street,” due to the implementation of sidewalks on both sides of the street frontage, shallow front setbacks, and large front porches. These features encourage public safety and social connections.

**c. Public Welfare:**

As stated above, the approval of the Planned Development is expected to benefit public welfare due to its creation of 27 homes and a the creation of walkable neighborhood.

**7. Impacts on public services and utilities:**

Public improvements and utility infrastructure are already in place to accommodate the construction of the residential villas. Staff does not believe the demand will exceed the area’s ability to accommodate it.



## **8. Conformance with the Comprehensive Plan:**

The Comprehensive Plan, adopted in 1996, designates the area for Single Family Homes. In 2005, the properties were rezoned to "R-P-3" (Planned High Density Residential) for the construction of single-family residential villas. In 2019, approval was granted for Turnleaf Villas, which included a senior care facility. The proposed Planned Development is solely for the construction of the residential villas, and not for the senior care facility. This use will bring the properties more in conformance with the Comprehensive Plan.

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## **TECHNICAL STUDIES**

*According to Section 50-560(b)(3) of the Municipal Code, the Director may deem necessary the submission of technical studies to enable the Planning Commission or the Board of Aldermen to fully evaluate the application. Examples of technical studies that may be required shall include, but not be limited to, traffic studies, engineering studies, geologic or hydro geologic studies, flood studies, environmental impact assessments, noise studies, photometric plans (for outdoor lighting) or surface water management/drainage studies.*

### **Technical Studies Required at This Time:**

No technical studies are required at this time.

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## **PUBLIC WORKS:**

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
  - NONE
- **Items that are conditions of approval:**
  - NONE
- **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
  - NONE

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## **ATTACHMENTS:**

- Zoning Map
- Site Photos
- Application
- Street Classification Map
- Affidavit of Publication
- Mailing List (185 ft. from property boundary lines)
- Mailing List Buffer Map (185 ft. from property boundary lines)
- Photos of Land Use Action Sign



- Neighborhood Letter
- Neighborhood Meeting Sign-In Sheet
- Summary of Neighborhood Meeting
- Warranty Deed

**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

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**RECOMMENDATION:**

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **RZ-2023-07** for the subject parcels located at 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, & 5831 Hunter Ct. from "R-P-3" (Planned High Density Residential) to "R-P-3" (Planned High Density Residential), in a manner consistent with the general design concept provided by the applicant and contained in this staff report, and as modified by the recommended conditions listed below. These conditions are only required to be met pursuant to approval of this Rezoning application by the Board of Aldermen:

1. The residents of the development shall not be younger than 55 years of age, as described in the covenants and restrictions for the property and enforced by the Homeowners Association. The City shall not be responsible for enforcing the provisions of the covenants and restrictions regarding the property.
2. On-street parking along Hunter Court shall be limited only to that area located on the inset area along the east and west side of the central green space as shown on the Blue Ridge Villas Pre-Development Plan, dated November 17, 2005.
3. A Homeowners Association shall continue to be responsible for the ownership and maintenance of the central green space, Hunter Court, all grass areas on the property, sidewalks, storm sewers and the stormwater detention basin.
4. Landscaping will be installed and maintained in a manner consistent to the originally approved Blue Ridge Villas PD, which noted a variety of diverse trees to be planted such as European Hornbeam and/or Columnar Maples of the Red Maple and/or Norway Maple varieties to the English Oak varieties, or a new Landscape Plan shall be submitted for review and approval.
5. Porches shall be constructed on the front of each unit and shall have the following design features:
  - a. A minimum depth of eight (8) feet;
  - b. The floor of the porch and the railing shall extend a minimum of four (4) feet in front of an adjoining garage door;
  - c. A roof with a minimum depth of seven (7) feet shall be constructed over each porch; and,
  - d. A railing shall extend around the perimeter of the porch.
6. The primary materials on the exterior facades of each unit facing a street shall consist of either concrete-board siding, brick, stone or stucco and that vinyl siding, wood or other material shall be used only as a secondary material on such facades.
7. Units A and C on Lots 2, 3, and 4 shall extend a minimum of five-feet (5') in front of Unit B and the Units B and D on Lot 8 shall extend a minimum of five-feet (5') in front of Unit C.
8. All development, except as otherwise noted in this ordinance, shall be in accordance with the Design Manual dated November 17, 2005, and the Site Plan.



**ZONING MAP**





**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

**Facing one of the already-constructed Villas in the subdivision:**

**(Proposed Villas will be similar)**





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**Looking North on the Eastern edge of the property:**

**(The site of Lots 6 & 7)**





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**Shared Common Space in the Center of the neighborhood:**

**(Green Space and Gazebo)**



# Turnleaf Villas Senior Community

## Lots 5 – 7 Prior Development Plan





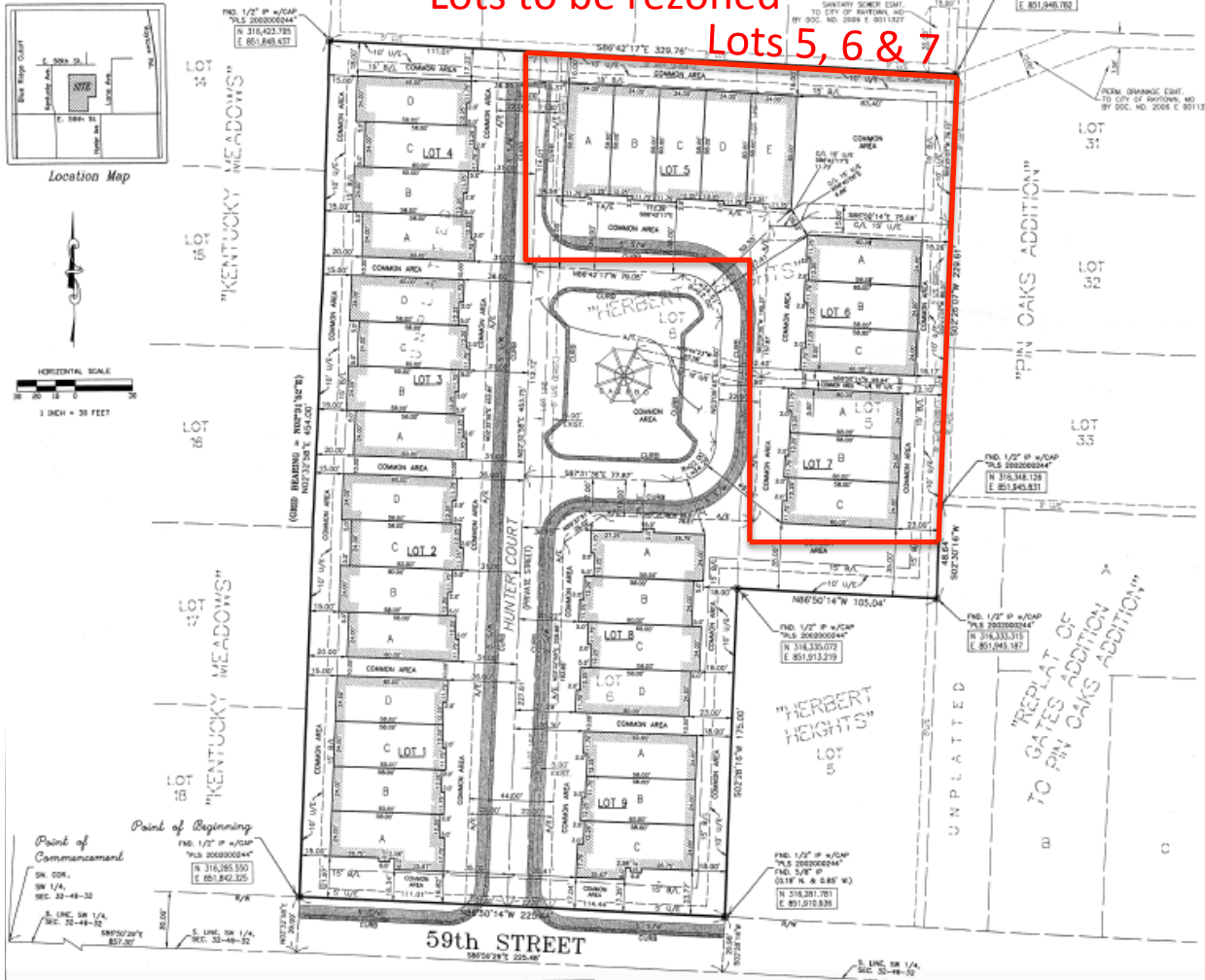
# Blue Ridge Villas Aerial View





# Blue Ridge Villas Lots Plat Map

Lots to be rezoned  
Lots 5, 6 & 7



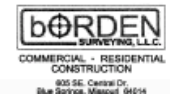
**811.30** feet (Dist = Dist) (Dist) feet to a point on the South line of said Section, bearing South 02 degrees, 22 minutes, 28 seconds East, a distance of 25.09 feet to the Point of Beginning (Bearing South 83 degrees, 52 minutes, 28 seconds East, a distance of 454.02 feet, bearing South 88 degrees, 42 minutes, 17 seconds East, a distance of 328.19 feet, bearing South 02 degrees, 28 minutes, 07 seconds West, a distance of 225.02 feet to a point being the Southwest corner of Lot 15. The Side Acreage, a subdivision in said City (Bearing South 83 degrees, 52 minutes, 18 seconds West, a distance of 45.81 feet, bearing South 88 degrees, 42 minutes, 17 seconds West, a distance of 123.84 feet, bearing South 02 degrees, 28 minutes, 18 seconds West, a distance of 173.02 feet, bearing South 88 degrees, 42 minutes, 17 seconds East, a distance of 223.44 feet to the Point of Beginning of this tract, containing 31,375.22 square feet ± 12.5% more or less, including all parts in, to and subject to all easements, reservations, and modifications of record.

**SURVEYOR'S NOTES:**  
 1. This survey does not constitute a title search by the Surveyor. All information regarding easements, covenants and other documents that might affect the quality of title to land shown herein was obtained from a Commitment for Title Insurance issued by First American Title Insurance Co., Commitment No. 902815, dated May 16, 2006.  
 2. Surveyor has made an investigation or independent search for assessments of record, encroachments, restrictive covenants, recording the existence, or any other facts that would affect the quality of title to the land shown herein.  
 3. All year owners will be set with a 1/2" Plat No. (A) & (B) and also "PLS 2002020204".  
 4. Coordinates shown herein were developed and based on State Plane Coordinate System of 1983, High Speed, using a grid system of coordinates. The coordinates are tied to Station 47 of the Jackson City Water Center Project.  
 5. State of Georgia Assumed.  
 6. Field Book - June '02, per FEMA Flood Insurance Rate Map, Community Panel Number 220110 B002 & dated September 15, 1976.  
 7. Curbs, sidewalks and gasline shown herein, are shown for reference purposes only.  
 8. The plat prepared on March 18, 2006.  
 This plat revised on March 20, 2006.  
 This plat revised on April 14, 2006.  
 This plat revised on July 24, 2006.  
 This plat revised on August 05, 2006.

**PLAT NOTES:**  
 1. Year owners = 2016 H.L. (31,375.22) ± ft.  
 2. Zoning = R-3-P Planned Unit Development.  
 3. Minimum Lot Size: Multi-Family Center Housing = 1,413 sq. ft.  
 4. Storm water through the development shall be properly stored and maintained (no easement required).  
 5. The Storm Water Detention Facility shall be properly sited and operated (no easement required).  
 6. All Common Areas (areas outside of the building footprint) shall be maintained and cared for by the Blue Ridge Villas Homeowner's Association.  
 7. Curbs, sidewalks and gasline shown herein, are shown for reference purposes only.  
 8. Hunter Court is hereby designated as a "Private Street" and the same, and shall be maintained and cared for by the Blue Ridge Villas Homeowner's Association. No parking is permitted on either side of Hunter Court except in the rear areas on the east and west side of the curbside green space area.

**LEGEND:**  
 A/T - ACCESS EASEMENT  
 B/L - BUILDING SET-BACK  
 F/MS - FLOODING  
 L/S - LOTS  
 L/S - LOTS  
 L/S - LOTS  
 L/S - LOTS  
 L/S - LOTS  
 L/S - LOTS

Owner / Developer:  
 Blue Ridge Villas Development Group, LLC  
 813 Westchester Ave.  
 Harrisonville, Mo. 64701  
 Ph: (816) 380 - 6575  
 Fx: (816) 380 - 6775



**BUILDING SET BACKS:**  
 All building set back lines are on chain line.

**GRANT OF PUBLIC ACCESS EASEMENT FOR:**  
 There is hereby granted to the public a non-possessory and non-exclusive right of way across the parcel of land designated as 7 and 8 out from the property, The Blue Ridge Villas Homeowner's Association, for the purpose of ingress and egress and use of said parcel of land as a public road and subject to all easements, reservations, and modifications of record.

**GRANT OF UTILITY EASEMENT FOR HUNTER:**  
 An easement or license is hereby granted to install, construct, maintain and use of all or any of them, over, under and along the street.

**EASEMENTS:**  
 An easement or license is hereby granted to install, construct, maintain and use of all or any of them, over, under and along the street.

**ACCESS EASEMENTS:**  
 There is hereby granted to the accompanying plat a Homeowner's Association, An association or license is hereby designated as "A/T" to have, use, enjoy, without the approval of the City Engineer of the City of Raytown, Missouri.

**COMMON AREAS:**  
 All Common Areas (areas outside of the building footprint) shall be maintained and cared for by the Blue Ridge Villas Homeowner's Association.

**ORDINANCES OF THE CITY OF RAYTOWN TO:**  
 The City of Raytown shall have the right, but not the duty, to have, use, enjoy, without the approval of the City Engineer of the City of Raytown, Missouri.

**IN TESTIMONY WHEREOF, BLUE RIDGE VILLAS & I,**  
 Surveyor,  
 do hereby certify that this plat is a true and correct copy of the original on file in my office.  
 Date of recording: \_\_\_\_\_  
 State of Missouri: \_\_\_\_\_  
 County of Jackson: \_\_\_\_\_  
 My commission expires on \_\_\_\_\_ 20\_\_\_\_.  
 I, \_\_\_\_\_, Director of Community Development, do hereby certify that this plat is a true and correct copy of the original on file in my office.  
 Date of recording: \_\_\_\_\_  
 State of Missouri: \_\_\_\_\_  
 County of Jackson: \_\_\_\_\_  
 My commission expires on \_\_\_\_\_ 20\_\_\_\_.

# Certificate of Need Extension Denied



**MHFRC**

**Missouri Health Facilities Review Committee**

P.O. Box 570, Jefferson City, MO 65102

Voice: (573) 751-6403 Fax: (573) 751-7894

Website: <http://health.mo.gov/information/boards/certificateofneed>

Senator Lincoln P. Hough, Chair Representative Ben Baler, Vice Chair  
Senator Doug Beck Andrew H. Grimm Representative Steve Butz Dr. Patricia Komonoki Michael J. Prost

July 24, 2023

Thomas R. Piper  
611 Hobbs Road  
Jefferson City, MO 65109

**SUBJECT: #5653 RS: Turnleaf Village Senior Community  
Certificate of Need**

Dear Mr. Piper:

On July 24, 2023, the Missouri Health Facilities Review Committee denied your request for an eighth extension to May 6, 2024 for the above-referenced project.

If you have questions, please contact the Certificate of Need Program staff. Thank you for your cooperation in the CON process.

Sincerely,

Senator Lincoln P. Hough, Chair

LH/ac

-- 67 --

Certificate of Need required for building Assisted Living (AL) and Memory Care (MC) Facilities at Blue Ridge Villas was denied an extension on July 24, 2023 by the Missouri Health Facilities Review Committee. Thus, building AL & MC facilities at Blue Ridge Villas is no longer permitted.

# Blue Ridge Villas Lots 5 – 7

## New Plan

Revert back to the previously 2005 approved Development Plan

- Zoning = R-P-3 Planned Unit Development
- Lot 5 – Build 5x Townhomes for Active Seniors
- Lot 6 – Build 3x Townhomes for Active Seniors
- Lot 7 – Build 3x Townhomes for Active Seniors from 2x Townhomes

Case Number PC 2023-07  
Date Received 8-4-2023

**CITY OF RAYTOWN  
APPLICATION FOR REZONING**

**PART I BACKGROUND INFORMATION**

1. This request applies to property at the following address:  
5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829 & 5831 Hunter Ct.  
Legal Descriptions: Blue Ridge Villas Units A, B, C, D & E Lot 5, Units A, B & C Lot 6 and Units A, B & C Lot 7.
2. The name (s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
Four Gem Homes LLC	1038 Bastanchury Rd. #200, Fullerton, CA 92835	949-232-3054
<hr/>		
Currently: PO Box 3158, Tustin, CA 92781-3158		
<hr/>		

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

Name	Address	Phone
Tim Hadley	310 NW Englewood Rd, Kansas City, MO 64118	816-452-4200
<hr/>		

4. The property is currently being used for the following purposes:  
Vacant land/lots-Parcels

5. We propose that the zoning of the property be changed from R-P-3 to R-P-3.

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

<u>Structure</u>	<u>Height</u>
None	N/A
<hr/>	
<hr/>	

C. This property is more suited for its proposed zoning than its current zoning because:

Current zoning/use is not suitable for development by potential acquirers who propose to develop residential dwelling units similar in use and purpose to existing units in Blue Ridge Villas.

D. The proposed zoning will have the following detrimental effects on nearby parcels:

None. No detrimental effects are foreseen nor expected on nearby parcels.

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

The property has been vacant land for much longer than a decade.

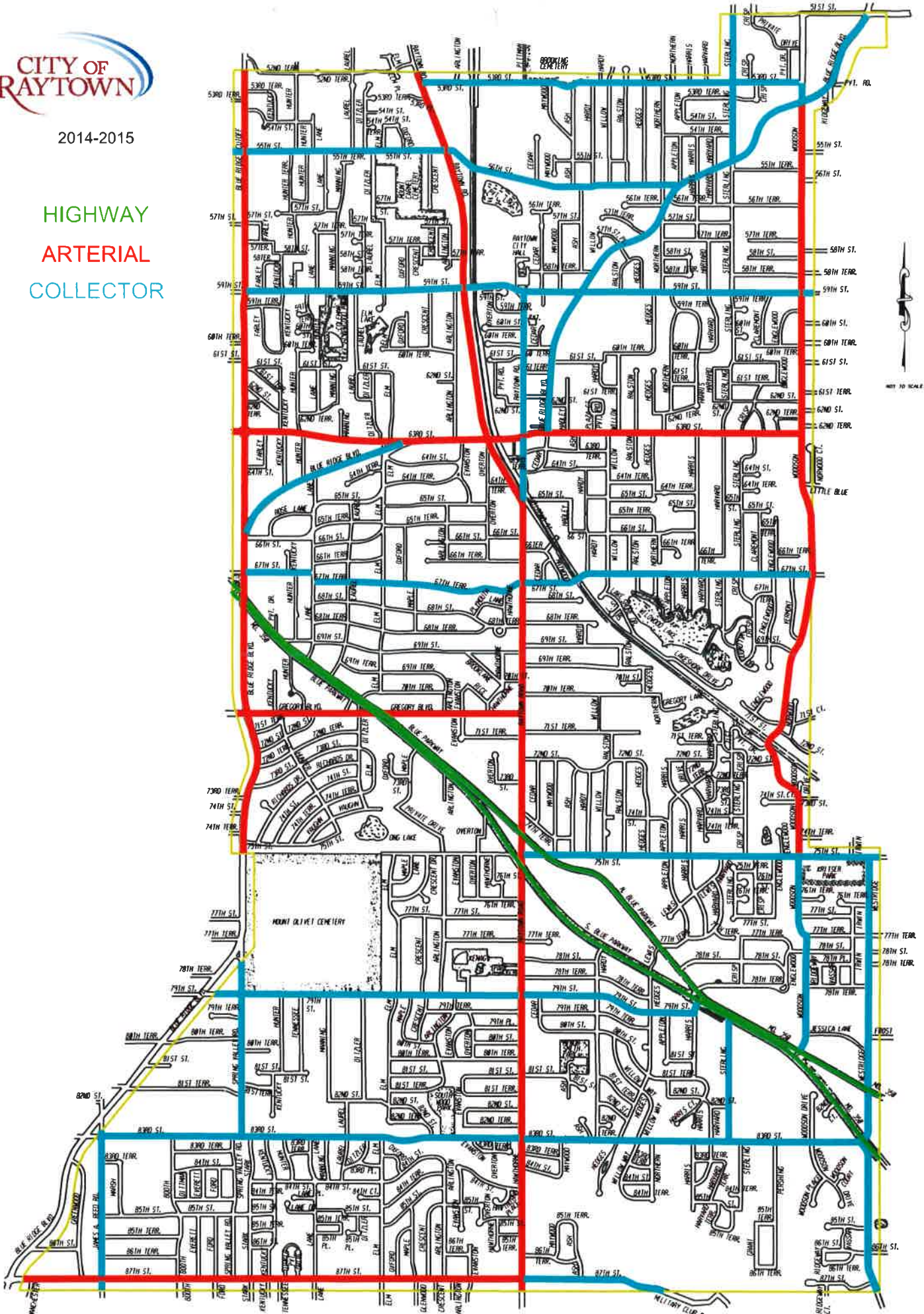
F. If the application is denied, the property owner(s) will face the following hardships:

The owner will be unable to sell the property to interested/potential buyers resulting in total loss of his investment. An acquirer plans to construct structures that are similar to and conforming to nearby units.



2014-2015

HIGHWAY  
ARTERIAL  
COLLECTOR



NOT TO SCALE

## Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle  
10000 E 59Th St  
Raytown, MO, 64133

Re: Legal Notice 2539241, 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825,  
5827, 5829, & 5831 Hunter Court, Raytown, Missouri

State of MO

County of Jackson

### Notice of Public Hearings

Affected Property: 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, & 5831 Hunter Court, Raytown, Missouri

Jackson County Parcel ID # 32-830-08-81-00-0-00-000, 32-830-08-82-00-0-00-000, 32-830-08-83-00-0-00-000, 32-830-08-84-00-0-00-000, 32-830-08-85-00-0-00-000, 32-830-08-86-00-0-00-000, 32-830-08-87-00-0-00-000, 32-830-08-88-00-0-00-000, 32-830-08-89-00-0-00-000, 32-830-08-90-00-0-00-000, 32-830-08-91-00-0-00-000

}  
} SS: A public hearing to consider a Rezoning application from R-P-3 (High-Density Residential Planned Zoning Overlay) to R-P-3 (High Density Residential Planned Zoning Overlay) filed by the property owner, Four Gem Homes, LLC, of Tustin California for eleven (11) properties addressed as 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, & 5831 Hunter Court, in Raytown, Missouri will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, October 5, 2023. The packet and agenda should be available for viewing on the City of Raytown's website on Friday, September 29, 2023.

The Raytown Board of Aldermen will also hold a public hearing to consider this Rezoning application, tentatively scheduled for 7:00pm on Tuesday, November 14, 2023.

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 comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at [shanak@raytown.mo.us](mailto:shanak@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.

2539241 Jackson Sep. 15, 2023

I, Amanda Loyet, being duly sworn, depose and say: that I am the Authorized Designee of Kansas City Daily Record, a daily newspaper of general circulation in Kansas City, County of Jackson, State of MO; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the Kansas City Daily Record once each day for 1 consecutive days; and that the date of the publication were as follows: 09/15/2023.

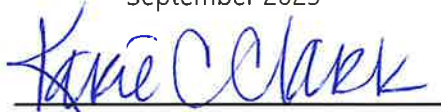
Publishers fee: \$73.08

By:

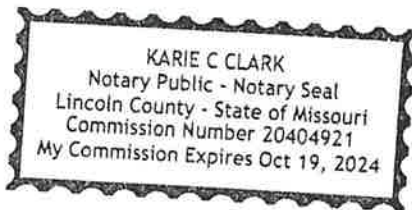
  
Amanda Loyet

Sworn to me on this 18<sup>th</sup> day of  
September 2023

By:



Karie C Clark  
Notary Public, State of MO  
No. 20404921  
Qualified in Lincoln County  
My commission expires on  
October 19, 2024

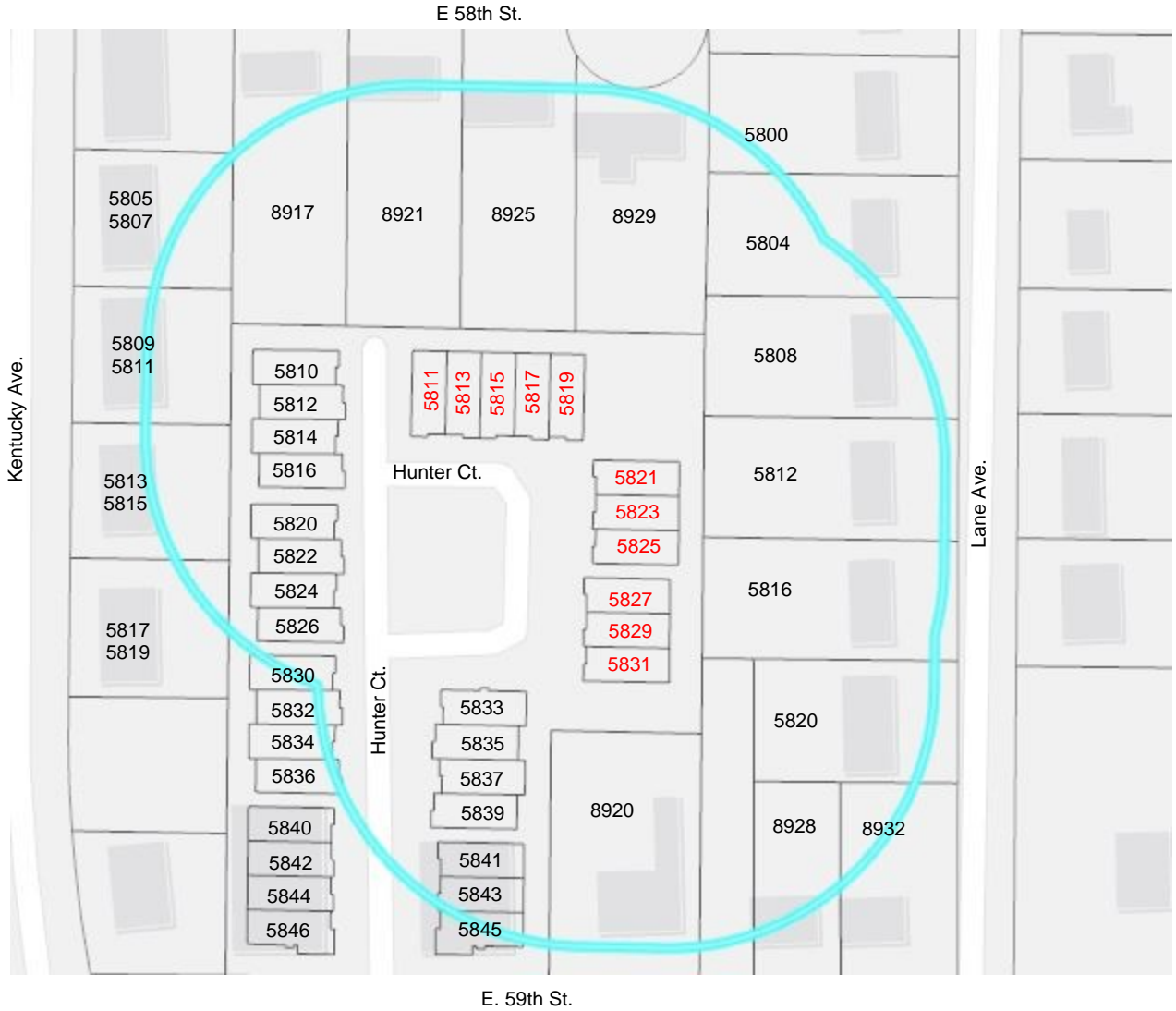


## Public Notice Addresses (Properties within 185 ft of property boundaries):

FID_Parc	SitusAddre	SitusCity	SitusSt	SitusZipCo	owner	owneraddre
	12145 5813 KENTUCKY AVE 5815 KENTUCKY AVE	RAYTOWN	MO	64133	BOYKIN COURTNEY D RESIDENT	17016 E 44TH ST 5815 KENTUCKY AVE
	12084 5816 LANE AVE 5816 LANE AVE	RAYTOWN	MO	64133	CSMA BLT LLC RESIDENT	1850 PARKWAY PL STE 900
	12085 5817 KENTUCKY AVE 5817 KENTUCKY AVE 5819 KENTUCKY AVE	RAYTOWN	MO	64133	MAYBEE JACK W & PAMELA JEAN RESIDENT RESIDENT	2111 NE WATERFIELD DR 5817 KENTUCKY AVE 5819 KENTUCKY AVE
	12296 5800 LANE AVE	RAYTOWN	MO	64133	SPRIGLER CLARA BETH	5800 LANE AVE
	12240 5804 LANE AVE	RAYTOWN	MO	64133	JOHNSON GARRY V	5804 LANE AVE
	12181 5808 LANE AVE	RAYTOWN	MO	64133	BELLEROSE COLIN	5808 LANE AVE
x	5809 KENTUCKY AVE 5811 KENTUCKY AVE	RAYTOWN	MO	64133	BROWN ALBERTA L & STEVENSON STEPHAN RESIDENT	5809 KENTUCKY AVE 5811 KENTUCKY AVE
	12136 5812 LANE AVE	RAYTOWN	MO	64133	OVERBAY MICHAEL D & CANDYCE L	5812 LANE
	12030 5820 LANE AVE	RAYTOWN	MO	64133	LIPPS HOLLY A	5820 LANE
	11953 5841 HUNTER CT	RAYTOWN	MO	64133	SEWELL BERDA R	5841 HUNTER CT
	11933 5843 HUNTER CT	RAYTOWN	MO	64133	DODD RUFUS JR	5843 HUNTER COURT
	11912 5845 HUNTER CT	RAYTOWN	MO	64133	VAN LANKER JUDITH L	5845 HUNTER CT
	12325 8917 E 58TH ST	RAYTOWN	MO	64133	SHIREMAN STEVEN & LORA	8917 E 58TH ST
	11998 8920 E 59TH ST	RAYTOWN	MO	64133	QUIASON MARIO G & AIDA E	8920 E 59TH ST
	12319 8925 E 58TH ST	RAYTOWN	MO	64133	SHIREMAN CHERENE A	8925 E 58TH ST
	11975 8928 E 59TH ST	RAYTOWN	MO	64133	QUIASON MARIO G & AIDA E	8928 E 59TH ST
	12312 8929 E 58TH ST	RAYTOWN	MO	64133	PURNELL MALIK J	8929 E 58TH ST
	11973 8932 E 59TH ST	RAYTOWN	MO	64133	GOLSTON RUBY F	8932 E 59TH ST
	12324 8921 E 58TH ST 8921 E 58TH ST	RAYTOWN	MO	64133	BARNES WILLIAM M & AUDREY J RESIDENT	919 COUNTY RD 123 8921 E 58TH ST
	12262 5805 KENTUCKY AVE 5805 KENTUCKY AVE 5807 KENTUCKY AVE	RAYTOWN	MO	64133	LARRICK REX E RESIDENT RESIDENT	PO BOX 491 5805 KENTUCKY AVE 5807 KENTUCKY AVE

ownercity	ownerstate	ownerzipco	Parcel_ID
INDEPENDI	MO	64055	32-830-08-50-00-0-00-000
MARIETTA	GA	30067	32-830-08-29-00-0-00-000
BLUE SPRIN	MO	64014	32-830-08-51-00-0-00-000
RAYTOWN	MO	64133	32-830-08-33-00-0-00-000
RAYTOWN	MO	64133-3218	32-830-08-32-00-0-00-000
RAYTOWN	MO	64133	32-830-08-31-00-0-00-000
RAYTOWN	MO	64133	32-830-08-49-00-0-00-000
RAYTOWN	MO	64133	32-830-08-30-00-0-00-000
RAYTOWN	MO	64133-3218	32-830-08-57-00-0-00-000
RAYTOWN	MO	64133	32-830-08-96-00-0-00-000
RAYTOWN	MO	64133	32-830-08-97-00-0-00-000
RAYTOWN	MO	64133	32-830-08-98-00-0-00-000
RAYTOWN	MO	64133	32-830-08-19-00-0-00-000
RAYTOWN	MO	64133	32-830-08-25-00-0-00-000
RAYTOWN	MO	64133	32-830-08-17-00-0-00-000
RAYTOWN	MO	64133	32-830-08-58-00-0-00-000
RAYTOWN	MO	64133	32-830-08-16-00-0-00-000
RAYTOWN	MO	64133	32-830-08-59-00-0-00-000
WHARTON	TX	77488	32-830-08-18-00-0-00-000
OLATHE	KS	66051	32-830-08-48-00-0-00-000

Buffer Area Map  
(Properties within 185 ft of property boundaries):



# REZONING

APPLICATION NUMBER

PC-2023-07

FROM Aug 18 2023 TO Nov 14 2023

PUBLIC HEARING AT CITY HALL  
BEFORE THE RAYTOWN PLANNING COMMISSION ON  
OCTOBER 5 2023 @ 7:00 PM

CITY OF RAYTOWN, MISSOURI

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

September 5, 2023  
Re: Case No: PC-2023-07

Dear Property Owner/Tenant:

### **Notice of Neighborhood Meeting and Public Hearings in Your Area**

The Raytown Community Development Department is processing a Rezoning application filed by Four Gem Homes, LLC of Tustin, California requesting the zoning of the property be changed from R-3-P (High-Density Residential-Planned Zoning Overlay) to R-3-P (High-Density Residential-Planned Zoning Overlay) District on properties located at:

- 5811 Hunter Court;
- 5813 Hunter Court;
- 5815 Hunter Court;
- 5817 Hunter Court;
- 5819 Hunter Court;
- 5821 Hunter Court;
- 5823 Hunter Court;
- 5825 Hunter Court;
- 5827 Hunter Court;
- 5829 Hunter Court; and,
- 5831 Hunter Court

These properties cumulatively consist of 0.33 acre of land and are legally described as:

Blue Ridge Villas Units A, B, C, D & E Lot 5, Units A, B, & C, Lot 6 and Units A, B, & C Lot 7.

The parcels are located within the limits of the City of Raytown, Missouri, and are currently undeveloped. Approval for PZ-2017-013 was granted in 2018 for Turn Leaf Assisted Living Development (an Amendment to Planned Development – Blue Ridge Villas). This approval allowed for the development of a memory care unit. The applicant is now requesting to amend the properties to their originally approved use, which was for the development of residential villas for persons over the age of fifty-five (55) years. The applicant states that the villas will be comparable in size, purpose, and use to the nearby existing structures within Blue Ridge Villas that were constructed in 2008.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at 2:00pm on Wednesday, September 20, 2023, 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, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at **7:00pm on Thursday, October 5, 2023**. The full packet and agenda will be available for view on the City of Raytown website on Friday, September 29, 2023.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00pm on Tuesday, November 14, 2023**.

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

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59<sup>th</sup> Street, by phone at (816)737-6059 or by email at [shanak@raytown.mo.us](mailto:shanak@raytown.mo.us).

If you will require any special accommodations (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.



## Shana Kelly

---

**From:** ivan@fourgemhomes.com  
**Sent:** Saturday, September 23, 2023 2:15 PM  
**To:** Shana Kelly  
**Cc:** Tim Hadley  
**Subject:** Report: Neighborhood Information Meeting 2023-Sep-20  
**Attachments:** Neighborhood Information Meeting 2023-09-20.pdf; 2023-09-20 Neighborhood Info Mtg sign-in.pdf

Hi Shana,

Attached are the sign-in sheet and my presentation from the Wednesday, September 20, 2023, Neighborhood Information Meeting.

We had five(5) meeting attendees including myself. Two neighbors, Berda Sewell and Mike Overlay, attended. Berda Sewell lives in one of the townhome units inside Blue Ridge Villas and is the current Treasurer for the HOA. Mike Overlay is the owner of multiple properties on Lane Avenue which is to the east of and backs up to my Blue Ridge Villas lots. Tim Hadley (listing agent) and, Cindy Stockton, the buyer-developer that I'm under contract with was also there.

We started the meeting just a few minutes after 2pm by me giving the slide presentation in the attached. It was an interactive session and most questions asked during my presentation were just on understanding the rezoning application and reasons for it.

There was an extended question and answer period at the end in which we gathered around Cindy Stockton's iPad in which she showed her current development in Liberty, Missouri called [Fulkerson Cottages](#) which is comprised of 40x 2 bedroom 1 bath townhouses for senior 55+. She indicated that her intention was to build 2 bedroom 2 bath townhouse units for seniors 55+ at Blue Ridge Villas as soon as possible after the rezoning process is complete. Berda Sewell asked whether these newly built units will be for sale or for lease. Ms. Stockton said that a final determination has not been made yet, but she believes currently it is only financial feasible if they were for sale because the market rents in the area are too low for leasing. Mike Stockton wanted to know the building setback distance from his property which we answered by pulling up the platt map and showing him that it was 23 feet. He seems satisfied and relieved by that information.

We concluded after using up the allotted full hour for the meeting.

Let me know if you have any questions or comments.

Best Regards,  
Ivan Chiang

Four Gem Homes, LLC  
[ivan@fourgemhomes.com](mailto:ivan@fourgemhomes.com)  
Mobile: 949-232-3054  
Calif DRE # 01018422

On Sep 19, 2023, at 1:17 PM, Cindy Stockton <[cindy@tkrkc.com](mailto:cindy@tkrkc.com)> wrote:



**ELECTRONICALLY RECORDED**  
**JACKSON COUNTY, MISSOURI**  
**09/13/2018 10:31:14 AM**

WD FEE: \$ 27.00 3 Pages

**INSTRUMENT NUMBER:**  
**2018E0080394**

## MISSOURI WARRANTY DEED

**THIS INDENTURE**, Made on **September 6<sup>th</sup>**, 2018 by and between

Grantor: **LIY Financial, LLC, a Wyoming Limited Liability Company**  
OF Jackson COUNTY, Missouri

**AND**

Grantee: **Four Gem Homes, LLC, a Nevada Limited Liability Company**  
whose mailing address is 1038 Bastanchury Rd., #200, Fullerton, CA 92835

**WITNESSETH:** THAT THE SAID GRANTOR, in consideration of the sum of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS** to be paid by said grantee(s) (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said grantee(s) his/her/their heirs/successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of **Jackson** and State of **Missouri**, to-wit:

Legal Description:

Tract I:

Units A, B, C and D of Lot 2, Units A, B, C and D of Lot 3, Units A, B, C and D of Lot 4, Units A, B, C, D and E of Lot 5, Units A, B, C of Lot 6, Units A, B, C of Lot 7, Units A, B, C and D of Lot 8, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.

Tract II:

Unit C, Lot 1, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.

Tract III:

Unit B, Lot 1, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.





**ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI  
09/13/2018 10:31:14 AM**

DT FEE: \$ 30.00 4 Pages

**INSTRUMENT NUMBER:  
2018E0080395**

### MISSOURI DEED OF TRUST

**THIS DEED**, Made and entered into on the 6 day of September, 2018, by and between

Grantor: Four Gem Homes, LLC, A NV Limited Liability Company

Trustee: **Platinum Title, LLC**

Grantee: The Li-Yong Chiang Family Trust, Dated May 26, 2000  
whose mailing address is 17322 Santa Barbara St., Fountain Valley, CA 92708

**WITNESSETH:** That the party(ies) of the first part, in consideration of the debt and trust hereinafter mentioned and created, and of the sum of One Dollar to be paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents grant, bargain, and sell, convey and confirm unto the said party of the second part, the following described Real Estate situated in the County of Jackson in the State of Missouri: and possession of said premises now delivered unto said party of the second party.

**Legal Description:** set out below X see Page \_\_\_\_ see Exhibit A \_\_\_\_

Units A, B, C and D of Lot 2, Units A, B, C and D of Lot 3, Units A, B, C and D of Lot 4, Units A, B, C, D and E of Lot 5, Units A, B, C of Lot 6, Units A, B, C of Lot 7, Units A, B, C and D of Lot 8, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.

- Address:
- 5810 Hunter Ct., Raytown, MO 64133
  - 5812 Hunter Ct., Raytown, MO 64133
  - 5814 Hunter Ct., Raytown, MO 64133
  - 5816 Hunter Ct., Raytown, MO 64133
  - 5820 Hunter Ct., Raytown, MO 64133
  - 5822 Hunter Ct., Raytown, MO 64133
  - 5824 Hunter Ct., Raytown, MO 64133
  - 5826 Hunter Ct., Raytown, MO 64133
  - 5830 Hunter Ct., Raytown, MO 64133

PLATINUM TITLE, L.L.C.  
FILE# 20189153  
4501 COLLEGE BLVD, STE 110  
LEAWOOD, KS 66211

who shall, for the purposes of that advertisement and sale, succeed to the title and powers of party of the second part hereunder.

IN WITNESS WHEREOF, The said first party(ies) has(ve) hereunto set his/her/their hand(s) the day and year first above written.

Ivan Chiang  
Four Gem Homes, LLC, A NV Limited Liability Company  
Ivan Chiang, Manager

Nancy Chiang  
Four Gem Homes, LLC, A NV Limited Liability Company  
Nancy Chiang, Manager

STATE OF KS )

COUNTY OF Johnson )

On this 6<sup>th</sup> day of September, 2018<sup>UKK</sup>, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Ivan Chiang, ,Manager for Four Gem Homes, LLC,, in fact to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in \_\_\_\_\_ the day and year last above written.

My Commission Expires: 8/28/22

Lisa K. Raich  
\_\_\_\_\_  
Lisa K. Raich Notary Public  
Printed Name





## Staff Report

**To:** City of Raytown, Planning & Zoning Commission

**From:** Shana Kelly, Planning & Zoning Coordinator

**Case #:** PZ-2023-08 Conditional Use Permit

**Planning & Zoning Meeting Date:** October 5, 2023

**Board of Aldermen Date:** November 14, 2023



---

**Applicant:** Laark Investments, LLC.

**Location:** 10012 & 10016 E. 350 Highway

**Property Owner:** Laark Investments, LLC.

**Project Summary:** The applicant is requesting a Conditional Use Permit for the purpose of Vehicle Sales, New and Used.

**Staff Recommendation:** Staff recommends **Approval with Conditions** of the Conditional Use Permit Application. Conditions are outlined below.

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**Background Information:** The property owner, Laark Investments, LLC., dba Vantage Motors, is requesting the approval of a Conditional Use Permit for the purpose of Vehicle Sales, New and Used on the properties addressed as 10012 and 10016 E M 350 Hwy. Vantage Motors has operated a Vehicle Sales establishment at 10004 E 350 Highway since 2010 and is now seeking to expand operations to 10012 and 10016 E 350 Highway. The current site for Vantage Motors, 10004 E. 350, is adjacent to the subject parcel (10012 E 350) in the rear (northwestern corner of the property) and is separated by one parcel, addressed as 10008 E 350 Highway, used as an auto repair shop, in the front.

The property owner has been granted an approved Commercial Use Permit for office use at 10012 E 350 Highway. 10016 E 350 Highway contains an unusable vacant building. The applicant intends to demolish the existing structure and create a parking lot for the storage and display of vehicles for sale. Prior to any sales, the site must be brought into conformance with the "HC" (Highway Commercial Corridor) Zoning District regulations and the 350 Highway Corridor Design Overlay standards. If the Conditional Use Permit application is approved, the two (2) lots must be consolidated through either the Platting or Lot Combination process. The properties must undergo the 350 Highway Preliminary Site Plan and Final Plan Review processes.

**Zoning:** "HC-P" (Highway Corridor Commercial – Planned Overlay District)

**Total Land Area:** The total land area for both parcels is 0.96 acre.



**Future Applications:** If the Conditional Use Permit application is approved, the two (2) lots must be consolidated through either the Platting or Lot Combination process. The properties must undergo the 350 Highway Preliminary Site Plan and Final Plan Review processes.

**Public Noticing:** *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **September 15, 2023**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **September 14, 2023**. A copy of the letter is included with the attachments to this report.

**Neighborhood Meeting:** The applicant held a neighborhood meeting on **September 21, 2023**. No one other than the applicants attended.

**Adjacent Properties:**

	<b>Zoning:</b>	<b>Current Land Use:</b>
<b>North:</b>	"R-2" (Medium Density Residential)	A mix of single-family homes and duplexes
<b>South:</b>	Public Right-of-Way	Highway (E 350 Hwy)
<b>East:</b>	"R-2" (Medium Density Residential)	Single-family homes
<b>West:</b>	"HC" (Highway Corridor Commercial)	An automotive repair business and a used vehicle sales business.

**Land Use Conditions:** The land use "*Vehicle Sales, New and Used,*" being requested by the Conditional Use Permit is subject to the following land use conditions:

1. Such principal use shall not locate or expand an existing operation within 1,500 feet of any other property on which another principal vehicle sales, new or used, business is located; however, the planning commission and board of aldermen may give special consideration to expansion of an existing operation within 1,500 feet of another property with the same principal use if said expansion will improve the overall character of the neighborhood and not increase the overall number of vehicle sales businesses in the city. This shall only occur pursuant to approval of a conditional use permit for the expansion.
2. The separation distance between two such uses shall be measured from the primary entrance of the first vehicle sales business, from or to the primary entrance of the second such business.
3. Separation distance provisions shall not apply to any vehicle sales, new or used, business that can demonstrate that they were in operation at the current physical location prior to the effective date of the ordinance from which this article is derived.
4. Any existing business licensed under this category that has had a change of ownership occur, resulting in the owner of record no longer controlling a majority of the interest in the business, shall be deemed a new business and shall apply for a new business license in accordance with chapter 10 of the Raytown Municipal Code. If the previous owner's business license expired more than six months prior to the new owner filing a business license application to take over control of the business, the new application to change ownership shall not be approved unless all of the requirements of this use table condition can be met, and a conditional use permit has been issued. This shall also apply if the physical use of a specific location for vehicle sales has ceased for a period of six months or more.



5. Spaces dedicated on a property for the placement of vehicles for sale shall be properly marked and provide adequate drive aisles to access all such marked spaces. These spaces shall in no way reduce the required number of parking spaces to be provided for customers, employees, or handicapped.
6. Appropriate signage be placed directly on each vehicle that is for sale that can easily be identified as marking such vehicle for that purpose. Such signage shall be placed on or inside the vehicle's windows and shall not consist of balloons, streamers, or other similar devices.

**Street Classification:** E 350 Highway is classified as a Highway.

**Vehicular and Pedestrian Access:** The site has two (2) right-in, right-out access points along E 350 Highway. If approved, the properties must be consolidated undergo the 350 Highway Preliminary Site Plan and Final Plan Review processes. This process will require the implementation of ADA-compliant sidewalks along the frontage of 350 Highway, connecting to the building's main entrance.

---

**Conditional Use Permit Factors to Be Considered:**

**1. The stability and integrity of the various zoning districts.**

The proposed use is appropriate for the site(s) and the "HC" (Highway Commercial Corridor) zoning district as this zoning designation is intended for businesses that attract patrons on a regional level. Vantage Motors has been operating in the neighborhood since 2010 with no issues.

**2. The conservation of property values.**

If approved, the proposed pre-owned automotive sales business will occupy one currently vacant property/building and will bring both sites into conformance with the 350 Highway Corridor Design Guidelines, thereby helping to stabilize and/or improve the value of properties in the area in which it is located. Staff does not have any information that indicates that the proposed pre-owned automotive sales business would have any adverse impacts on the surrounding properties.

**3. Protection against fire casualties.**

If the application is approved, prior to opening, the applicant will be required to obtain a Commercial Use Permit from the Community Development Department. In order to obtain a Use Permit, the City's Building Official and the Fire Marshall must inspect the building and property to ensure that the building and property do not pose a fire threat and are safe to occupy.

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

The approval of a Conditional Use Permit for the purpose of Vehicle Sales, New and Used, will not violate any general police regulations.



**5. Prevention of traffic congestion.**

If approved, the sites must undergo a Traffic Impact Assessment. Staff does not have any evidence to suggest that the proposed business will impact traffic greater than the capability of the sites and 350 Highway to accommodate it.

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

As indicated on the Site Plan, there are two (2) right-in, right-out access points connecting to E 350 Highway, which are proposed to remain. The new parking lot design elements will be reviewed more thoroughly during the Site Plan approval process.

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

If the Conditional Use Permit is approved, a Commercial Use Permit from the Community Development Department will be required. In order to obtain a Commercial Use Permit, the City's Building Official and the Fire Marshall must inspect the building and property to ensure that the building and property do not pose a fire threat and are safe to occupy.

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

The proposal allows for adequate light and air, as the development will involve the demolition of an existing building located at 10016 E 350 Highway for the creation of a parking lot to showcase vehicles for sale. Lighting will be reviewed during the Site Plan process to ensure that lighting used to illuminate the parking area shall be arranged, located, or screened to direct light away from adjoining or abutting residential district.

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

No new construction is being proposed, other than that of a parking lot. The use of the properties as a Vehicle Sales establishment will not cause overcrowding and/or excessive intensity of land uses. The number of vehicles allowed to be displayed for sale will be determined at the time of

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

The property addressed as 10012 has an existing building that is served by existing public utilities. The approval of a Conditional Use Permit and the proposed future development will not have an impact on schools in Raytown or the school district.

**11. Invasion by inappropriate uses.**

The area is suitable for a Vehicle Sales establishment. Vehicle Sales, New and Used, are permitted in the "HC" (Highway Commercial Corridor) district with the approval of a Conditional Use Permit. Vantage Motors has been operating in the area at its present-day location since 2010 with no issues.



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

As indicated on the submitted Site Plan, the applicant is proposing to make the following changes to the two (2) subject parcels, which will be reviewed in greater detail during the Site Plan application process:

- The demolition of the existing building located at 10016 E 350 Highway;
- The construction of a striped and gated parking lot for the storage of vehicles for sale;
- The addition of landscaping materials;
- Increased lighting;
- Curbing and guttering will be installed along the frontage of E 350 Hwy;

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

The applicant is not proposing to construct a new building, but rather to demolish an existing building and to construct a parking lot. If approved, all required improvements contained herein must be constructed within one (1) year of approval of an ordinance by the Board of Aldermen approving this Conditional Use Permit. If the improvements are not constructed within one (1) year of approval of the said application by the Board of Aldermen, the Conditional Use permit shall be null and void.

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

As previously noted, the building at 10016 E 350 Hwy has been vacant for a number of years. The approval of the Conditional Use Permit, and subsequent Site Plan, will allow this site to become usable. If the Conditional Use Permit is granted, the proposed Vehicle Sales establishment will be in line with the Comprehensive Plan and the regional commercial activity that was the intent for this zoning district.

---

**PUBLIC WORKS:**

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
  - NONE
- **Items that are conditions of approval:**
  - NONE
- **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
  - Dependent on the scope of work, the property owner may need to re-work the sanitary sewer system, or possibly obtain sanitary sewer easements from neighboring properties. This may include the need to disable the existing private sewer service that once served the building at 10016 E 350 Hwy.
  - Curbing and sidewalk improvements along the highway frontage will be required as part of the Platting/Lot Combination and Site Plan processes; and,
  - Potentially private stormwater detention will be necessary, along with some private stormwater improvements.



**ATTACHMENTS:**

- Zoning Map
  - Site Photos
  - Site Plans
  - Application
  - Warranty Deed
  - Approved Commercial Use Permit for 10012 E. 350 Hwy
  - Street Classification Map
  - Affidavit of Publication
  - Mailing List (185 ft. from property boundary lines)
  - Buffer Map (185 ft. from property boundary lines)
  - Neighborhood Letter
- 

**RECOMMENDATION:**

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2023-8** subject to the following conditions:

1. If approved, the subject properties must be consolidated through either the Platting or Lot Combination process prior to the construction of the new parking lot.
2. If approved, the property must undergo the 350 Highway Preliminary Site Plan and Final Plan Review processes prior to the sale of any vehicles.
3. Landscaping shall be installed in accordance with an approved site plan.
4. A Commercial Use Permit shall not be issued by the Community Development Department until all site improvements and landscaping are completed and have been approved by the City of Raytown and the Missouri Department of Transportation. No car shall be displayed or sold until all of the improvements required herein are installed / completed.
5. The business must comply with all applicable local, state, and federal laws and regulations.
6. Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from adjoining or abutting residential districts.
7. No ramp or other structure for the purpose of displaying vehicles shall be constructed, installed, or placed on the property.
8. No vehicles shall be parked or displayed on the public right-of-way, on grass or on other landscaped areas unless specifically approved as part of the site plan for the property.
9. No vehicle shall be unloaded or loaded on public right-of-way. Unloading and loading of vehicles shall be conducted only on private property.
10. Any inoperable, dismantled, or damaged vehicle shall be stored within the building so that it is not visible to persons outside of the building.
11. A minimum of three (3) parking spaces must be reserved for customer parking, including a minimum of one (1) handicap accessible space.
12. Appropriate signage be placed directly on each vehicle that is for sale that can easily be identified as marking such vehicle for that purpose. Such signage shall be placed on or



**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

- inside the vehicle's windows and shall not consist of balloons, streamers, or other similar devices.
13. All required improvements contained herein must be constructed within one (1) year of approval of an ordinance by the Board of Aldermen approving this Conditional Use Permit. If the improvements are not constructed within one (1) year of approval of the said application by the Board of Aldermen, the Conditional Use permit shall be null and void.
  14. The Conditional Use Permit shall not be transferrable beyond the initial intended end-user, Arash Kamali (d/b/a/ Vantage Motors, LLC.), except that the Conditional Use Permit can be transferred from Vantage Motors LLC. to its parent, subsidiary, or affiliate, or to a franchisee or dealer of Vantage Motors LLC.

Zoning Map





**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

**The building located at 10016 E 350 Hwy**





**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

**From 10016 E 350 Hwy looking Northwest**





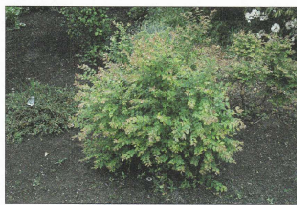
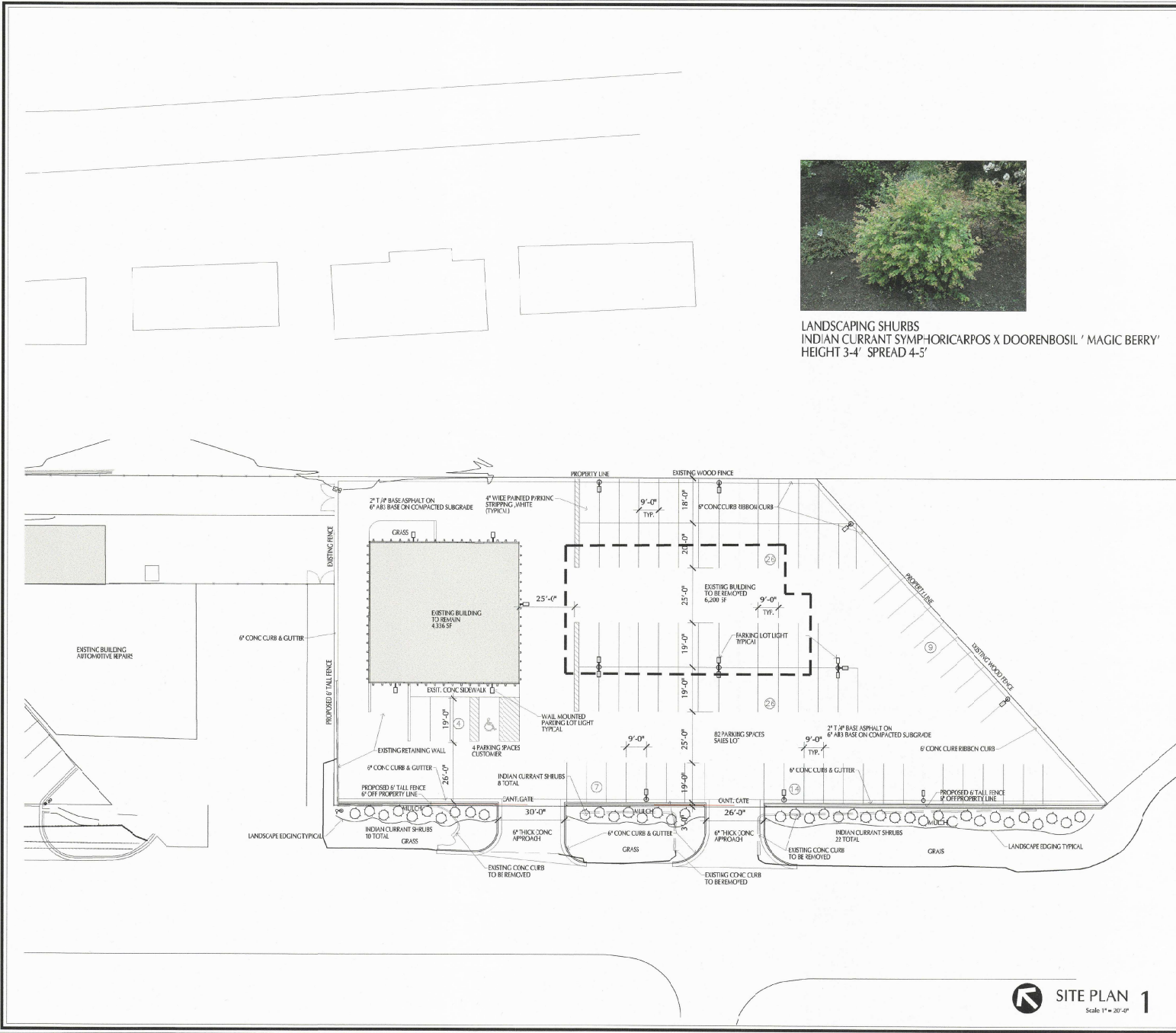
**Community Development Department**  
Planning and Zoning Division  
10000 E 59<sup>th</sup> Street • Raytown, MO 64133  
Phone: 816-737-6014 • Fax: 816-737-6164

**The building located at 10012 E 350 Hwy**



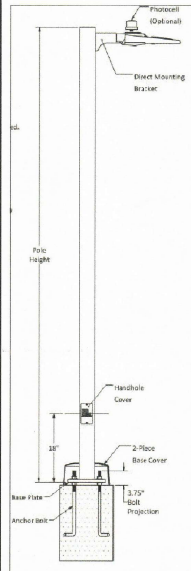


Aug 11, 2023 - 11:36am - USER: ChrisH  
 T:\Rose\Drawings-Current\2023 Vantage Motors Site Plan.dwg  
 THIS DOCUMENT IS THE PROPERTY OF ROSE DESIGN GROUP, INC. AND SHALL REMAIN THE PROPERTY OF ROSE DESIGN GROUP, INC. ANY REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ROSE DESIGN GROUP, INC. IS STRICTLY PROHIBITED.



LANDSCAPING SHRUBS  
 INDIAN CURRANT SYMPHORICARPUS X DOORENBOSIL 'MAGIC BERRY'  
 HEIGHT 3'-4' SPREAD 4'-5'

PLAN NOTES



PARKING LOT LIGHT POLE  
 ENERGY LIGHTING INC  
 MODEL PK 150  
 OR APPROVED EQUAL  
 15' POLE HEIGHT  
 CONC BASE 36\"/>

**SITE PLAN 1**  
 Scale: 1" = 30'-0"



ARCHITECTS ■ PLANNERS  
 A Division of Rose Design Build  
 913-782-0777 FAX: 913-782-0986  
 P.O. BOX 100 CLATHE, KS 66651  
 VENTAGE MOTORS LLC PROJECT NO. 22015  
 AUTHORITY: 2008024845 www.roseinc.com

**PROPOSED CAR LOT EXPANSION FOR:  
 VANTAGE MOTORS LLC**  
 10012 E 350 HIGHWAY  
 RAYTOWN, JACKSON COUNTY, MISSOURI

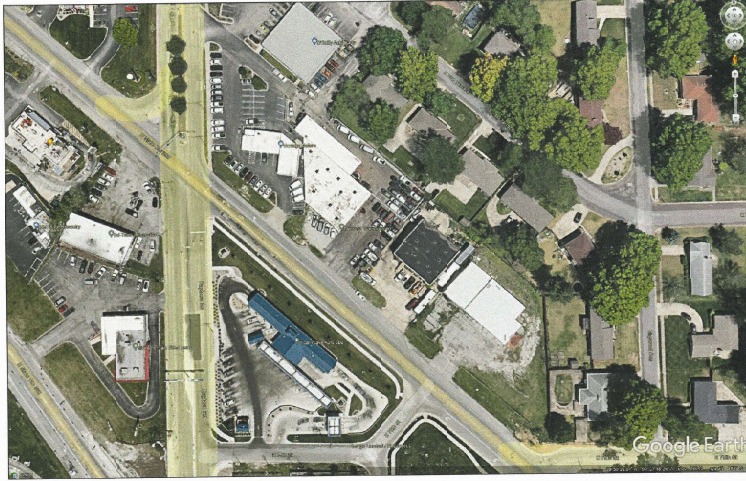
NO.	DESCRIPTION	DATE

PROJECT NUMBER 22015  
 DATE ISSUED: 05 / 12 / 22  
 SHEET NUMBER

**A1.1**

SITE PLAN

Aug 11, 2023 - 11:10am - USER: ChrisB  
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 T:\Work\Drawings-Current\22015\_Vantage Motors Expansion\A1.0\_SITP.dwg  
 User: ChrisB  
 Date: 8/11/2023 11:10:00 AM  
 Plot: 8/11/2023 11:10:00 AM  
 Plot Device: HP DesignJet T1100e  
 Plot Scale: 1/8" = 1'-0"  
 Plot Orientation: Landscape  
 Plot Color: Black  
 Plot Lineweight: 0.20  
 Plot Linetype: Solid  
 Plot Font: Arial, 10  
 Plot Title: Vantage Motors Expansion - Site Plan  
 Plot Sheet: 1 of 1  
 Plot Status: Success



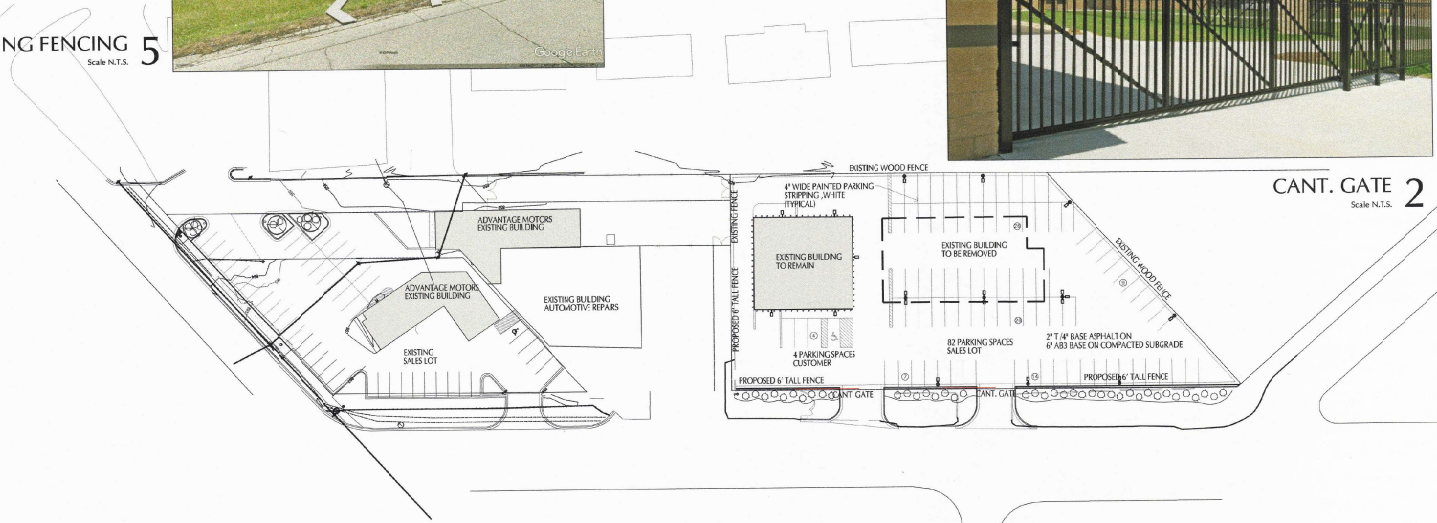
**LOCATION MAP 4**  
Scale N.T.S.

**PROPOSED 6' TALL FENCING 3**  
LOCATED 6' INSIDE PROPERTY LINE ALONG 350 ROW  
LOCATED ON WESTERN PROPERTY LINE  
Scale N.T.S.



**CANT. GATE 2**  
Scale N.T.S.

**EXISTING FENCING 5**  
Scale N.T.S.



**SITE PLAN 1**  
Scale 1" = 40'-0"

PLAN NOTES



ARCHITECTS ■ PLANNERS  
 A Division of Rose Design Build  
 913-752-0777 FAX: 913-752-0908  
 P.O. BOX 100 OLAHE, KS 66051  
 MISSOURI STATE CERTIFICATE OF  
 ARCHITECTURE # 200034460 www.rosegrp.com

**PROPOSED CAR LOT EXPANSION FOR:**  
**VANTAGE MOTORS LLC**  
 10012 E 350 HIGHWAY  
 RAYTOWN, JACKSON COUNTY, MISSOURI

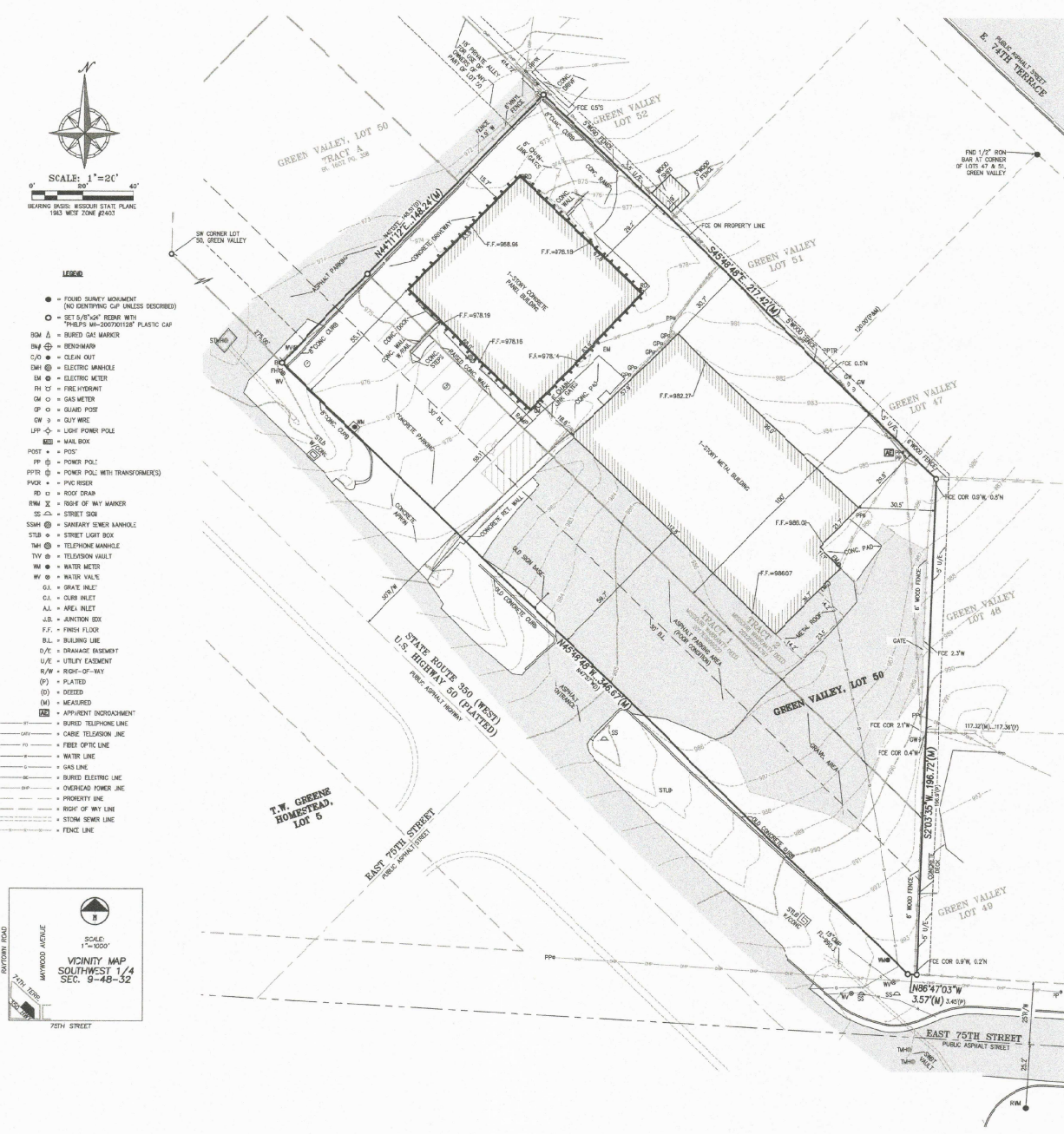
NO.	DESCRIPTION	DATE

PROJECT NUMBER 22015  
 DATE ISSUED: 05 / 12 / 22

SHEET NUMBER  
**A1.0**

SITE PLAN

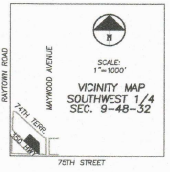
\\PDS-SERVER\Projects\13\2007\Drawings\13252.dwg, L:\13252.dwg, Mar 01, 2007, 8:51am, David Jones



SCALE: 1" = 24'  
 80' 20' 40'  
 LEASING BASIS, MISSOURI STATE PLANS  
 1843 WEST ZONE (2423)

**LEGEND**

- = FOUND SURVEY MONUMENT (NO IDENTIFYING CAP UNLESS DESCRIBED)
- = SET 5/8" DIA. REBAR WITH "PHILIPS M-2007X0128" PLASTIC CAP
- RM △ = BURIED GAS MARKER
- RM □ = BOUNDARY
- C/D = CLEAN CUT
- DM □ = ELECTRIC MANHOLE
- EM ⊙ = ELECTRIC METER
- FM ⊙ = FIRE HYDRANT
- GM ⊙ = GAS METER
- GP ⊙ = GUMM POST
- GW ⊕ = GUY WIRE
- LFP ⊕ = LIGHT PIONEER POLE
- M ⊕ = MAIL BOX
- POST ⊕ = POST
- PP ⊕ = POWER POLE
- PPTR ⊕ = POWER POLE WITH TRANSFORMER
- PROCK ⊕ = PICKET
- RD ⊕ = ROOF DRAIN
- RM X = RIGHT OF WAY MARKER
- SS ⊕ = STREET SIGN
- SSMH ⊕ = SANITARY SEWER MANHOLE
- STLB ⊕ = STREET LIGHT BOB
- TM ⊕ = TELEPHONE MANHOLE
- TV ⊕ = TELEVISION VAULT
- WM ⊕ = WATER METER
- WM ⊕ = WATER VALVE
- GI ⊕ = GRATE INLET
- CI ⊕ = CURB INLET
- AI ⊕ = AREA INLET
- JB ⊕ = JUNCTION BOX
- FF ⊕ = FINISH FLOOR
- BL ⊕ = BUILDING LINE
- D/E ⊕ = DYNAMIC EXHIBIT
- U/E ⊕ = UTILITY EXHIBIT
- R/W ⊕ = RIGHT-OF-WAY
- (P) = PLATTED
- (O) = OCEAN
- (M) = MEASURED
- [ ] = APPARENT ENCROACHMENT
- = BURIED TELEPHONE LINE
- - - = CASE TELEPHONE LINE
- = FIBER OPTIC LINE
- = WATER LINE
- = GAS LINE
- - - = BURIED ELECTRIC LINE
- - - = OVERHEAD POWER LINE
- - - = PROPERTY LINE
- - - = RIGHT OF WAY LINE
- - - = STORM SEWER LINE
- - - = FENCE LINE



**PROPERTY DESCRIPTIONS**

**TRACT 1 MISSOURI WARRANTY DEED, 2017E096022**  
 THAT PART OF LOT 50 GREEN VALLEY A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERN CORNER OF SAID LOT 50, SAID POINT BEING NORTH 42° 57' EAST 275 FEET FROM THE SOUTHWESTERN CORNER OF SAID LOT 50; SAID POINT BEING SOUTH 42° 57' EAST 275 FEET FROM THE SOUTHWESTERN CORNER OF SAID LOT 50; SAID POINT ALSO BEING ON THE NORTHEASTERN RIGHT-OF-WAY OF U.S. HIGHWAY NO. 50, AS NOW ESTABLISHED, THENCE NORTH 42° 57' EAST 46.31 FEET TO A POINT ON THE NORTHEASTERN LINE OF SAID LOT 50; THENCE SOUTHWESTERLY 44.01 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT 50; THENCE WEST AND NORTHWESTERLY ALONG THE SOUTHWESTERN LINE OF SAID LOT 50 TO POINT OF BEGINNING; THE NORTHERLY 100 FEET OF THE SOUTHWESTERN LINE OF SAID LOT 50; THENCE SOUTH ALONG EASTERN LINE OF SAID LOT 50 TO THE NORTHEASTERN CORNER OF SAID LOT 50; THENCE WEST AND NORTHWESTERLY ALONG THE SOUTHWESTERN LINE OF SAID LOT 50 TO POINT OF BEGINNING.

**TRACT 2 MISSOURI WARRANTY DEED, 2022E044797**  
 THE NORTHERLY 100 FEET OF THE FOLLOWING DESCRIBED TRACT, THE SOUTHWESTERN LINE OF SAID NORTHERLY 100 FEET BEING MEASURED AT RIGHT ANGLES TO THE NORTHEASTERN LINE OF SAID TRACT OF 1/2 ACRES, BEING PARALLEL WITH THE NORTHERLY LINE OF THE FOLLOWING DESCRIBED TRACT, TO WIT: THE TRACT OF LOT 50 GREEN VALLEY, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERN CORNER OF SAID LOT 50, SAID POINT BEING SOUTH 47° 57' EAST 275 FEET FROM THE SOUTHWESTERN CORNER OF SAID LOT 50; SAID POINT ALSO BEING ON THE NORTHEASTERN RIGHT-OF-WAY OF U.S. HIGHWAY NO. 50, AS NOW ESTABLISHED, THENCE NORTH 42° 57' EAST 46.31 FEET TO A POINT ON THE NORTHEASTERN LINE OF SAID LOT 50; THENCE SOUTHWESTERLY 44.01 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT 50; THENCE WEST AND NORTHWESTERLY ALONG THE SOUTHWESTERN LINE OF SAID LOT 50 TO POINT OF BEGINNING.

**AREA (TRACT 1&2) = ±0.0670 ACRES / ±42,132 SQ. FT.**

**SURVEY NOTES**

- THERE ARE 8 PARKING STALLS, INCLUDING 1 HANDICAP STALL. PARKING STALLS ARE MARKED WITH STRIPES AS SHOWN HEREON.
- THERE IS NO VISIBLE EVIDENCE OF EARLIER MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR OTHER CONSTRUCTION OR REPAIRS ORDERED IN THE PROCESS OF CONDUCTING THE SURVEY.
- ALL PLOTTABLE OFFSITE, APPURTENANCE EASEMENTS OR SERVICES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY FURNISHED TO SECTIONS 5 AND 6 ARE SHOWN HEREON.
- THE (2) BUILDINGS EXIST ON THE SURVEYED PROPERTY AS SHOWN.
- CONTIGUOUS SHOWN HEREON ARE AT 1 FOOT INTERVALS.
- THIS PROPERTY HAS ACCESS TO U.S. HIGHWAY 50, AND ACCESS TO RAYTOWN ROAD THROUGH AN EASEMENT FOR ALLEY FROM 18 FEET TO 24 FEET WIDE OVER TRACTS LYING NORTHWESTERLY OF AND ADJACENT TO SUBJECT PROPERTY. FOR THE USE AND BENEFIT OF THE OWNERS OF TRACTS IN LOT 50, RESERVED AND DESCRIBED IN THE DEED RECORDED DECEMBER 28, 1962, AS DOCUMENT NO. 8089, IN BOOK 3073, AT PAGE 262.
- THERE IS NO VISIBLE ENCROACHMENTS INTO THE SUBJECT PROPERTY BY STREETS, ALLEYS, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, EXCEPT AS SHOWN ON THIS SURVEY.
- THE PROPERTY DESCRIBED AND LEGALLY DESCRIBED SHOWN HEREON, BECOMES MARGINALLY CLOSED PUBLIC, NO EVIDENCE OF CORES, GAPS, OR OVERLAPS WERE OBSERVED ALONG EXTERIOR BOUNDARIES IN THE SAME PROPERTY LEGALLY DESCRIBED IN THE TITLE COMMITMENT REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

**APPARENT ENCROACHMENTS**

- APPARENT ENCROACHMENT OF TWO (2) POWER POLES IN THE NORTHEAST CORNER OF SUBJECT PROPERTY WITHOUT THE SUPPORT OF AN EASEMENT. [ ]

**FLOOD INFO**

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF RAYTOWN, COMMUNITY NO. 09076, JACKSON COUNTY, KANSAS, MAP NO. 28050504050E, AND DATED JANUARY 20, 2011.

**UTILITY NOTES**

UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL DGP. DGP DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON.  
 BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1.800.805.8405 OR 811 FOR UTILITY LOCATES.  
 BEFORE DIGGING, CONTACT THE MISSOURI ONE CALL SYSTEM AT 1.800.360-9876 OR 811 FOR UTILITY LOCATES.

**ZONING**

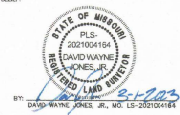
SUBJECT PROPERTY IS CURRENTLY ZONED IC, HIGHWAY COMMERCIAL, FOR THE RAYTOWN MISSOURI ZONING MAP.

**ENCLOSURE**

VERTICAL DATUM = NAVD83 BASED ON GPS OBSERVATION USING "SMARTNET GPS NETWORK"  
 1 SET "T" CUT AT SOUTHWEST CORNER OF SUBJECT PROPERTY ON THE SOUTHWEST CURB CORNER  
 ELEVATION = 975.57

**DISCLAIMER**

THIS CERTIFICATE OF SURVEY HAS BEEN PREPARED FOR ROSE GREEN BUILD, AND IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME IN URBAN LOT GREAT SURVEYS IN FEBRUARY 2024. THE THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD OF PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS, AND THE OBTAINMENT OF ADEQUATE FIELD AND SURVEY PERSONNEL (CERTIFY THAT) HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SURVEYS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



PHILIPS ENGINEERING, INC.  
 1300 N. MAIN STREET  
 COLETTA, MISSOURI 65008  
 (913) 891-1905  
 FAX (913) 891-1906  
 www.philipsengineering.com

PLANNING  
 SURVEYING  
 ENVIRONMENTAL  
 ENGINEERING

**CERTIFICATE OF SURVEY TOPOGRAPHIC MAP**  
 10012 & 10016 E M-350 HIGHWAY  
 RAYTOWN, JACKSON COUNTY, MISSOURI

PROJECT NO.	DATE	BY	CHKD.
227923			

NO.	DATE	REVISION
1		

PROJECT NO.	2020035
DATE	2/29/23
DRAWN BY	PLS: 202100164
CHECKED BY	DAVID WAYNE JONES, JR.
DATE OF INTRODUCTION	2/29/23
DATE OF MODIFICATION	
DATE OF CANCELLATION	

Case Number 2023-08  
Date Received 8/11/23  
Map Page \_\_\_\_\_



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

**PART I Background Information**

1. This request applies to property at the following address:  
10012 and 10016 E. 350 Highway, Raytown, Missouri

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

Name	Address	Phone
LAARK INVESTMENTS LLC, a Missouri limited liability company		
	10004 EM 350 HWY, Raytown, MO	913-961-0990

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

Name	Address	Phone/Email
Chris R Bell	15311 W 109th Street, Lenexa Ks	913-782-0777 chrisb@buildwithrose.com

4. The property is currently being used for the following purposes:  
east building is vacant, west building be used by current owner / applicant

5. Zoning classification of the property: Highway Commercial (HC)

6. Specify the use desired for the property: Used Automotive Dealership / Commercial

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

<u>Structure</u>	<u>Height</u>
Precast Concrete T structure 4,335 SF	20'
PEMB metal building 6,200 SF	16' (to be removed)

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

\_\_\_\_\_  
\_\_\_\_\_

**PART II Conditional Use Permit Information**

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

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

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

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

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

Keeping in character of the existing surrounding commercial services of automotive uses and redevelopment of an existing property that is need of repair.

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

Adjacent land uses are automotive services and used car sales

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

Original businesses were abandoned, west building is currently being used by current owner as automotive reconditioning of used cars prior to sales, east building is in need of demolition. Automotive sales commercial use has less of traffic impact than the original uses of the existing buildings which were auto repairs and auto detailing retail business.

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

None ,since it is a upgrade to a dilapidated site.

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

Multiple years prior to purchase by current owner.

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

would be forced to try and sell the land with poor site conditions and only one building worth saving.

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

**H. Additional comments:**

**Checklist for  
Planning and Zoning Commission Applications**

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

**Date Completed**

- X                    **Application fee of \$450.00.**
- X                    **A written and signed certification from the County Treasurer's office that all property taxes for the parcel has been paid.**
- X                    **Legal description of the property to which the request applies in an electronic format.**
- X                    **Copy of a deed showing ownership.**
- X                    **A site plan indicating information specified for the Site Plan Review Process.**
- Traffic Impact Analysis containing information as specified on the attached sheet.**  
proposed use has less traffic impact than original uses
- Storm Drainage Analysis unless waived by Director of Public Works.**  
no additional pavement area per original development
- Signage information for any signage to be installed as part of the proposed use.**  
signage by owner will be submitted under a separate sign permit submittal. Will be for building facade mounted sign. No monument signage is anticipated at this time.



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

02/15/2022 8:53 AM

COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER

2022E0014797

**MISSOURI WARRANTY DEED**

Clear Title Nationwide, Inc.  
FILE NO: 2201163

THIS INDENTURE, Made February 18, 2022, by and between

**GRANTOR, Anastasia Kornis, a single person,**

hereinafter referred to as Party of the First Part, whether one or more, and

**GRANTEE, LAARK Investments LLC, a Limited Liability Company,**

hereinafter referred to as Party of the Second Part, whether one or more. Mailing address of said first named Grantee is 10004 E 350 Highway Raytown MO 64138

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 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:

The Northerly 100 feet of the following described tract, the Southerly line of said Northerly 100 feet being measured at right angles to the Northeasterly line of the right of way of U.S. Highway 50 and parallel with the Northerly line of the following described tract, to-wit: That part of Lot 50, GREEN VALLEY, a subdivision in Raytown, Jackson County, Missouri, described as follows: Beginning at a point on the Southwesterly line of said Lot 50, said point being South 47° 57' East 275 feet from the Southwesterly corner of said lot, said point also being on the Northeasterly right of way of U.S. Highway Number 50 as now established; thence North 42° 03' East 148.51 feet to a point on the Northeasterly line of said lot; thence Southeasterly along the Northeasterly line of said lot to the Northeasterly corner thereof; thence South along Easterly line of said lot to the Southeasterly corner of said lot; thence West and Northwesterly along the Southerly line of said lot to point of beginning,

Commonly Known As: 10012 East State Route 350, Raytown, MO 64138

Anastasia Kornis states that he/she and George A. Kornis were married at the time they acquired title to the subject property and remained continuously in title until the date of his/her death on October 22, 2017.

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.

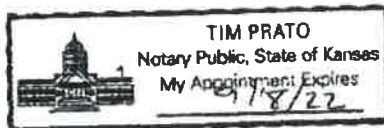
Anastasia Kornis  
Anastasia Kornis

STATE OF KANSAS  
COUNTY OF JOHNSON

This instrument was acknowledged before me on this <sup>10<sup>th</sup></sup> ~~18<sup>th</sup>~~ day of February, 2022, by Anastasia Kornis.

Tim Prato  
Title and Rank Tim Prato

My appointment expires:





Property Account Summary

**Parcel ID:** 45-630-16-17-00-0-00-000 **Property Address:** 10012 E M 350 HWY , RAYTOWN, MO 64133

**General Information**

Property Description	GREEN VALLEYPT OF LOT 50 DAF: BEG SWLY COR LT 50 TH SELY 275' ALGNE ROW OFU S 50 HWY TH N 42 DEGE 148.51 FT TH SELY ALGNELY LI SD LOT100FT TH S 42 DEG W 148.51' TH NLY ALG NROW LI HWY 50 100' TO POB 48.51 FT TO E LI HWY 50; THNWLY100 FT TO BEG.
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

**Property Characteristics**

No Property Characteristics Found

**Parties**

Role	Percent	Name	Address
Taxpayer	100	LAARK INVESTMENTS LLC	10004 E US 350 HWY, RAYTOWN, MO 64138
Owner	100	LAARK INVESTMENTS LLC	10004 E US 350 HWY, RAYTOWN, MO 64138

**Property Values**

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Market Value Total	238700	191000	191000	173400	173400
Taxable Value Total	76384	61120	61120	55488	55488
Assessed Value Total	76384	61120	61120	55488	55488

**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**

No Available Tax Charges Information for this Property at the Moment.

**Distribution of Current Taxes**

District	Rate	Amount	Voted Amount	Non-Voted Amount
----------	------	--------	--------------	------------------

No Distributions Found

**Receipts**

<b>Date</b>	<b>Receipt No.</b>	<b>Amount Applied to Parcel</b>	<b>Amount Due for Parcels Selected</b>	<b>Receipt Total</b>	<b>Change</b>
11/25/2022 16:42:00	<u>13162227</u>	\$6,627.60	\$6,627.60	\$6,627.60	\$0.00
12/05/2021 16:44:00	<u>12668387</u>	\$6,647.59	\$18,621.95	\$18,621.95	\$0.00
12/12/2020 17:54:00	<u>12230219</u>	\$6,085.53	\$6,085.53	\$6,085.53	\$0.00
12/26/2019 00:00:00	<u>11745837</u>	\$6,057.18	\$6,057.18	\$6,057.18	\$0.00
12/26/2018 00:00:00	<u>11172880</u>	\$3,586.73	\$3,586.73	\$3,586.73	\$0.00
12/21/2017 00:00:00	<u>10575831</u>	\$3,498.17	\$3,498.17	\$3,498.17	\$0.00
12/19/2016 00:00:00	<u>9996446</u>	\$2,923.52	\$2,923.52	\$2,923.52	\$0.00
02/18/2016 09:56:00	<u>9623203</u>	\$591.96	\$591.96	\$591.96	\$0.00
01/08/2016 09:48:00	<u>9583053</u>	\$2,390.04	\$2,930.04	\$2,390.04	\$0.00
12/12/2014 00:00:00	<u>8848881</u>	\$2,951.41	\$2,951.41	\$2,951.41	\$0.00
12/16/2013 00:00:00	<u>8297043</u>	\$2,953.13	\$2,953.13	\$2,953.13	\$0.00
12/15/2013 00:00:00	<u>10544978</u>	\$0.00	\$3,498.17	\$3,498.17	\$0.00
12/20/2012 00:00:00	<u>7772111</u>	\$4,309.87	\$4,309.87	\$4,309.87	\$0.00
12/20/2011 00:00:00	<u>7220840</u>	\$4,307.35	\$4,307.35	\$4,309.35	\$0.00
12/29/2010 00:00:00	<u>6732671</u>	\$4,777.07	\$4,777.07	\$4,777.07	\$0.00
12/18/2009 00:00:00	<u>6106344</u>	\$4,715.97	\$4,715.97	\$4,715.97	\$0.00
12/31/2008 00:00:00	<u>5662017</u>	\$4,369.06	\$4,369.06	\$4,369.06	\$0.00
12/31/2007 00:00:00	<u>5111209</u>	\$3,962.52	\$3,962.52	\$3,962.52	\$0.00
01/02/2007 00:00:00	<u>4558239</u>	\$3,738.92	\$3,738.92	\$3,738.92	\$0.00
12/30/2005 00:00:00	<u>3995870</u>	\$3,540.64	\$3,540.64	\$3,540.64	\$0.00
01/03/2005 00:00:00	<u>3484579</u>	\$3,601.72	\$3,601.72	\$3,601.72	\$0.00
01/05/2004 00:00:00	<u>2969368</u>	\$3,601.68	\$3,601.68	\$3,601.68	\$0.00
12/31/2002 00:00:00	<u>2388941</u>	\$3,585.44	\$3,585.44	\$3,585.44	\$0.00
01/02/2002 12:00:00	<u>1783221</u>	\$3,582.78	\$3,582.78	\$3,582.78	\$0.00
01/05/2001 12:00:00	<u>1312021</u>	\$3,302.19	\$3,302.19	\$3,302.19	\$0.00
02/02/2000 12:00:00	<u>852932</u>	\$3,305.42	\$3,305.42	\$3,305.42	\$0.00
12/31/1998 12:00:00	<u>161316</u>	\$3,317.51	\$3,317.51	\$3,317.51	\$0.00



45-630-16-14-00-0-00-000

Property Account Summary

<b>Parcel ID:</b> 45-630-16-14-00-0-00-000	<b>Property Address:</b> 10016 E M 350 HWY , RAYTOWN, MO 64133
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**General Information**

Property Description	GREEN VALLEY BEG SE COR LOT 50 TH N W ALG S LI LOT 247.18 FT TH N 42 DEG E148 .51 FT TO N LI LOT 50 TH SE ALG SD LI 115.85 FT TH196.9 FT TO POB.
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

**Property Characteristics**

No Property Characteristics Found

**Parties**

Role	Percent	Name	Address
Taxpayer	100	LAARK INVESTMENTS LLC	10004 E US 350 HWY, RAYTOWN, MO 64138
Owner	100	LAARK INVESTMENTS LLC	10004 E US 350 HWY, RAYTOWN, MO 64138

**Property Values**

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Market Value Total	272500	218000	218000	217100	217100
Taxable Value Total	87200	69760	69760	69472	69472
Assessed Value Total	87200	69760	69760	69472	69472

**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**

No Available Tax Charges Information for this Property at the Moment.

**Distribution of Current Taxes**

District	Rate	Amount	Voted Amount	Non-Voted Amount
No Distributions Found				

**Receipts**

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
11/25/2022 16:43:00	<u>13162229</u>	\$7,564.49	\$16,277.65	\$16,277.65	\$0.00
12/02/2021 13:52:00	<u>12655880</u>	\$7,587.31	\$16,366.77	\$16,366.77	\$0.00
12/29/2020 10:48:00	<u>12332230</u>	\$7,619.20	\$16,465.37	\$16,465.37	\$0.00
12/30/2019 23:34:00	<u>11784395</u>	\$7,583.70	\$16,415.06	\$16,415.06	\$0.00
12/28/2018 11:58:00	<u>11192086</u>	\$6,432.32	\$16,607.73	\$16,607.73	\$0.00
12/06/2017 00:00:00	<u>10392696</u>	\$6,273.49	\$6,273.49	\$12,770.72	\$0.00
11/06/2017 10:29:00	<u>10291141</u>	\$6,414.65	\$6,414.65	\$6,414.65	\$0.00
04/04/2017 10:04:00	<u>10216753</u>	\$15,000.00	\$20,836.50	\$15,000.00	\$0.00
04/26/2016 11:35:00	<u>9672623</u>	\$7,777.53	\$7,777.53	\$7,777.53	\$0.00
04/29/2013 09:02:00	<u>7997867</u>	\$20,854.86	\$20,854.86	\$20,854.86	\$0.00
02/05/2010 13:42:00	<u>6267889</u>	\$12,375.38	\$12,375.38	\$12,375.38	\$0.00
02/14/2008 13:16:00	<u>5180054</u>	\$4,748.67	\$4,748.67	\$4,748.67	\$0.00
12/29/2006 09:35:00	<u>4512828</u>	\$4,192.11	\$4,192.11	\$4,192.11	\$0.00
12/29/2005 00:00:00	<u>3976271</u>	\$4,132.16	\$4,132.16	\$4,132.14	\$0.00
02/18/2005 09:43:00	<u>3547201</u>	\$3,955.84	\$4,095.48	\$3,955.84	\$0.00
01/07/2004 00:00:00	<u>2984878</u>	\$3,955.80	\$3,955.80	\$3,955.80	\$0.00
01/05/2004 00:00:00	<u>2954408</u>	\$0.00	\$3,955.80	\$3,955.80	\$0.00
01/02/2003 00:00:00	<u>2401455</u>	\$3,938.02	\$3,938.02	\$3,938.02	\$0.00
12/14/2001 12:00:00	<u>1647430</u>	\$3,935.10	\$3,935.10	\$3,935.10	\$0.00
01/08/2001 12:00:00	<u>1319633</u>	\$3,626.60	\$3,626.60	\$3,626.60	\$0.00
12/23/1999 12:00:00	<u>581175</u>	\$3,630.14	\$3,630.14	\$3,630.14	\$0.00
12/23/1999 12:00:00	<u>559796</u>	\$0.00	\$3,630.14	\$3,630.14	\$0.00
12/31/1998 12:00:00	<u>161315</u>	\$3,643.42	\$3,643.42	\$3,643.42	\$0.00



City of Raytown, Missouri  
Occupational License

License Number: 004508-8

Expires: 09/30/2024

License is hereby Granted To: VANTAGE MOTORS LLC

VANTAGE MOTORS LLC  
10004 E 350 HWY  
RAYTOWN, MO 64138

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 Lisa Emerson

A handwritten signature in black ink, appearing to read "Lisa Emerson".

City Clerk Teresa Henry

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



City of Raytown, Missouri  
Occupational License

License Number: OGR-001374-2022

Expires: 08/31/2023

License is hereby Granted To: VANTAGE MOTORS LLC (SERVICE)

VANTAGE MOTORS LLC (SERVICE)  
10012 E STATE ROUTE 350  
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 Lisa Emerson

A handwritten signature in black ink, appearing to read "Lisa Emerson".

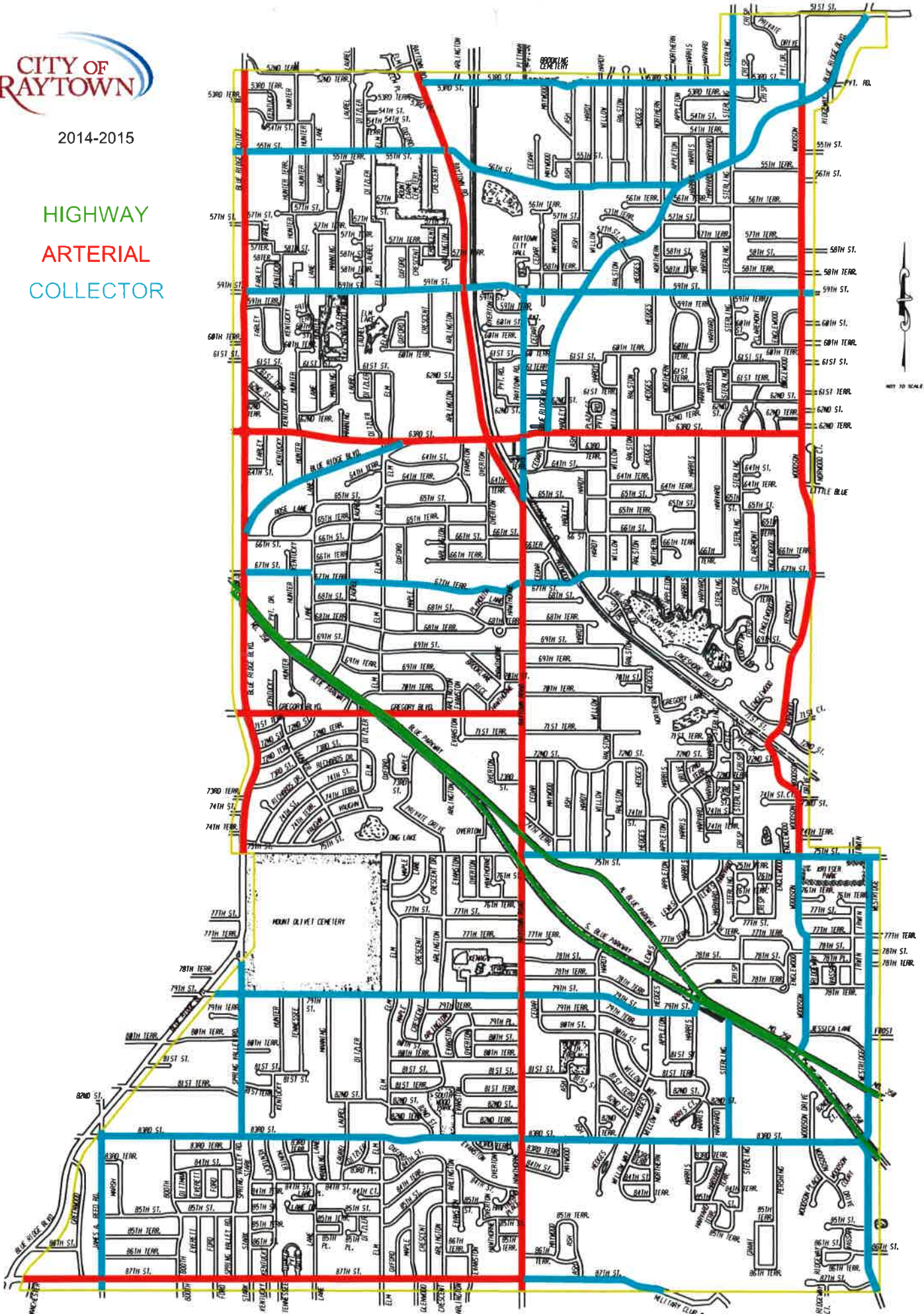
City Clerk Teresa Henry

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



2014-2015

HIGHWAY  
ARTERIAL  
COLLECTOR



## Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle  
10000 E 59Th St  
Raytown, MO, 64133

Re: Legal Notice 2539234, 10012 & 10016 E M 350 Hwy, Raytown,  
Missouri

State of MO

County of Jackson

I, Amanda Loyet, being duly sworn, depose and say: that I am the Authorized Designee of Kansas City Daily Record, a daily newspaper of general circulation in Kansas City, County of Jackson, State of MO; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the Kansas City Daily Record once each day for 1 consecutive days; and that the date of the publication were as follows: 09/15/2023.

Publishers fee: \$61.48

By:



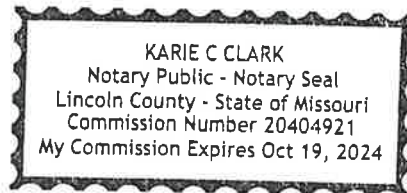
Amanda Loyet

Sworn to me on this 18<sup>th</sup> day of  
September 2023

By:



Karie C Clark  
Notary Public, State of MO  
No. 20404921  
Qualified in Lincoln County  
My commission expires on  
October 19, 2024



### Notice of Public Hearings

Affected Property: 10012 & 10016 E M  
350 Hwy, Raytown, Missouri  
Jackson County Parcel ID # 45-630-  
16-17-00-0-00-000 & 45-630-16-14-  
00-0-00-000

A public hearing to consider a Conditional Use Permit application for a "Vehicle Sales, New or Used" use, filed by the property owner, Laark Investments LLC., to be located on two (2) "HC" (Highway Commercial) zoned properties located within the 350 Highway Overlay District addressed as 10012 & 10016 E M 350 Hwy in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, October 5, 2023. The packet and agenda should be available for viewing on the City of Raytown's website on Friday, September 29, 2023.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, November 14, 2023.

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 comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at [shanak@raytown.mo.us](mailto:shanak@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.

2539234 Jackson Sep. 15, 2023

FID_Parcels_3_19_20:SitusAddre	SitusCity	SitusState	SitusZipCo	owner
17540				
10016 E M 350 HWY	RAYTOWN	MO	64133	LAARK INVESTMENTS LLC
10016 E M 350 HWY				TENANT
17579				
10109 E 74TH TER	RAYTOWN	MO	64133	BUILES JULIAN A
10111 E 74TH TER				TENANT
17557				
10113 E 74TH TER	RAYTOWN	MO	64133	HIGGS JASON J
17546				
10001 E M 350 HWY	RAYTOWN	MO	64133	MDC COASTAL I LLC
10001 E M 350 HWY				TENANT
24930				
10004 E M 350 HWY	RAYTOWN	MO	64133	AAK INVESTMENT LLC
10004 E M 350 HWY				TENANT
17471				
7423 MAYWOOD AVE	RAYTOWN	MO	64133	BROWNING MICHAEL T
17600				
10105 E 74TH TER	RAYTOWN	MO	64133	MAIS ROBERT L & PENNY S-TRUSTEES
10105 E 74TH TER				RESIDENT
10107 E 74TH TER				RESIDENT
17633				
10101 E 74TH TER	RAYTOWN	MO	64133	MAIS ROBERT L & PENNY S-TRUSTEES
10101 E 74TH TER				RESIDENT
10103 E 74TH TER				RESIDENT
24918				
10019 E M 350 HWY	RAYTOWN	MO	64138	FREDDY'S LAND LLC
10019 E M 350 HWY				TENANT
17419				
10201 E 75TH ST	RAYTOWN	MO	64138	ROSS DAVID A-TRUSTEE
10201 E 75TH ST				TENANT
16551				
10104 E 74TH TER	RAYTOWN	MO	64133	CHRYSOCOLLA PROPERTIES LLC
10104 E 74TH TER				RESIDENT
17568				
10012 E M 350 HWY	RAYTOWN	MO	64133	LAARK INVESTMENTS LLC
10012 E M 350 HWY				TENANT
17639				
7408 MAYWOOD AVE	RAYTOWN	MO	64133	O'CONNOR ALEC J & O'CONNOR AMY
17536				
7415 MAYWOOD AVE	RAYTOWN	MO	64133	JONES PHYLLIS G
17497				
7419 MAYWOOD AVE	RAYTOWN	MO	64133	HAYES JEFF S
17506				
7420 MAYWOOD AVE	RAYTOWN	MO	64133	LOFTIS ALAN
17477				
7424 MAYWOOD AVE	RAYTOWN	MO	64133	PALERMO PAUL F & MARTHA L TRUSTEES
17659				
10013 E 74TH TER	RAYTOWN	MO	64133	MJB PROPERTY LLC
10013 E 74TH TER				RESIDENT
10015 E 74TH TER				RESIDENT
17710				
7403 RAYTOWN RD	RAYTOWN	MO	64133	O REILLY INVESTMENT CO

24929

7403 RAYTOWN RD  
10008 E M 350 HWY  
10008 E M 350 HWY

RAYTOWN MO

TENANT  
64133 NORDYKE STEPHEN KEITH & NANCY SUE  
TENANT

owneraddre	ownercity	ownerstate	ownerzipcc	Parcel_ID
10004 E US 350 HWY	RAYTOWN	MO	64138	45-630-16-14-00-0-00-000
10016 E M 350 HWY				
10109 E 74TH TER	RAYTOWN	MO	64133	45-630-16-02-00-0-00-000
10111 E 74TH TER				
10113 E 74TH TER	RAYTOWN	MO	64133	45-630-16-01-00-0-00-000
11995 EL CAMINO REAL	SAN DIEGO	CA	92130	45-630-17-01-01-0-00-000
10001 E M 350 HWY				
14003 CODY ST	OVERLAND PARK	KS	66221	45-630-16-21-00-0-00-000
10004 E M 350 HWY				
7423 MAYWOOD AVE	RAYTOWN	MO	64133	45-630-15-04-00-0-00-000
15919 S KIDWELL RD	GREENWOOD	MO	64034	45-630-16-03-00-0-00-000
10105 E 74TH TER				
10107 E 74TH TER				
15919 S KIDWELL RD	GREENWOOD	MO	64034	45-630-16-04-00-0-00-000
10101 E 74TH TER				
10103 E 74TH TER				
206 N ROCK RD STE 200	WICHITA	KS	67206	45-720-02-01-03-0-00-000
10019 E M 350 HWY				
3144 W 138TH TER	LEAWOOD	KS	66224	45-720-01-09-00-0-00-000
10201 E 75TH ST				
4224 NE PORT DR	LEES SUMMIT	MO	64064	45-630-05-17-00-0-00-000
10104 E 74TH TER				
10004 E US 350 HWY	RAYTOWN	MO	64138	45-630-16-17-00-0-00-000
10012 E M 350 HWY				
7408 MAYWOOD AVE	RAYTOWN	MO	64133	45-630-05-19-00-0-00-000
7415 MAYWOOD AVE	RAYTOWN	MO	64133	45-630-15-02-00-0-00-000
7419 MAYWOOD AVE	RAYTOWN	MO	64133	45-630-15-03-00-0-00-000
7420 MAYWOOD AVE	RAYTOWN	MO	64133	45-630-16-12-00-0-00-000
7424 MAYWOOD	RAYTOWN	MO	64133	45-630-16-11-00-0-00-000
14548 SHERWOOD	LEAWOOD	KS	66224	45-630-16-05-00-0-00-000
10013 E 74TH TER				
10015 E 74TH TER				
PO BOX 9167	SPRINGFIELD	MO	65801-916	45-630-16-20-00-0-00-000

7403 RAYTOWN RD  
RT 1 BOX 646  
10008 E M 350 HWY

BUTLER

MO

64730 45-630-16-19-00-0-00-000

# Raytown, MO



## Legend

- Road
- Parcel
- Address Point
- City Limit

## Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

September 6, 2023  
Re: Case No: PC-2023-08

Dear Property Owner/Tenant:

**Notice of Neighborhood Meeting and Public Hearings in Your Area**

The Raytown Community Development Department is processing a Conditional Use Permit application filed by Laark Investments, LLC., requesting the approval of a Conditional Use Permit for *“Vehicle Sales, New and Used”* for the properties located at:

- 10012 E 350 Highway; and,
- 10016 E 350 Highway

These properties cumulatively consist of 0.96 acre of land are located within the City of Raytown, Missouri. They are legally described as:

10012 E 350 Hwy:

GREEN VALLEY; PT OF LOT 50 DAF: BEG SWLY COR LT 50 TH SELY 275' ALG; NE ROW OF U S 50 HWY TH N 42 DEGE 148.51 FT TH SELY ALG; NELY LI SD LOT100FT TH S 42 DEG W 148.51' TH NLY ALG N; ROW LI HWY 50 100' TO POB 48.51 FT TO E LI HWY 50; TH; NWLY100 FT TO BEG.

and

10012 E 350 Hwy:

GREEN VALLEY BEG SE COR LOT 50 TH N W ALG S LI LOT 247.18 FT TH N 42 DEG E148 .51 FT TO N LI LOT 50 TH SE ALG SD LI 115.85 FT TH196.9 FT TO POB.

*“Vehicle Sales, New and Used”* is allowed within the “HC” Highway Commercial/Highway 350 Corridor Zoning District with the approval of a Conditional Use Permit.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at **2:00pm on Thursday, September 21, 2023**, 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, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at **7:00 PM on Thursday October 5, 2023**. The full packet and agenda should be available for view on the City of Raytown website on Friday, September 29, 2023.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, November 14, 2023**.

**All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E 59<sup>th</sup> Street, Raytown, MO 64133.**

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59<sup>th</sup> Street, by phone at (816)737-6059 or by email at [shanak@raytown.mo.us](mailto:shanak@raytown.mo.us).

If you will require any special accommodations (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.



**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

## Staff Report

**To:** City of Raytown, Planning & Zoning Commission

**From:** Shana Kelly, Planning & Zoning Coordinator

**Case #:** Utility Easement Vacation PZ-2023-09

**Planning & Zoning Meeting Date:** October 5, 2023

**Board of Aldermen Date:** November 14, 2023



---

**Applicant:** David Joiner | Integral Design Architecture on behalf of H&H Color Lab

**Location:** 8906 E 67<sup>th</sup> Street

**Property Owner:** H&H Color Lab, Inc.

**Property Zoning:** "HC-P" (Highway Corridor Commercial and Planned Zoning Overlay District)

**Project Summary:** The applicant is requesting the Vacation of a utility easement for the purpose of expanding the existing building over the easement.

**Staff Recommendation:** Staff recommends **Approval with Conditions** of the Vacation Application. Conditions are outlined below.

---

**Background Information:** David Joiner with Integral Design Architecture, on behalf of H&H Color Lab, is requesting the approval of the vacation of a utility easement, located wholly on their property on the north side of the existing building, for the purpose of a building expansion.

Letters have been received from all private and City-owned services within the subject area. The Department of Public Works, Google Fiber, and Spire have no facilities within the easement. AT&T has no working service within the easement but does have a copper cable. The appropriate actions have been taken for the removal of this cable. Comcast and Evergy do have functioning facilities within the easement and have agreed to their relocation. Raytown Fire approves the vacation.

**Previous Planning Case History:** This site has been used as the home of H&H Color Lab since approximately 1974. In 1997, the property was rezoned from "R-2" to "C-3" (Extensive Commercial) and the building was expanded.

In 2013, the property was rezoned from "HC" (Highway Corridor Commercial) to "HC-P" (Highway Corridor Commercial and Planned Zoning Overlay District) and the Final Plat for H&H Color Lab was approved. The northernmost portion of Kentucky Avenue was vacated to become a private street.



**Site Description and Present Use:** The site is currently the home of H&H Color Lab, a commercial business that has existed at this location since 1974.

**Public Noticing:** Planning Commission meeting has been advertised with Newspaper Public Notice, but no neighbor mailings or neighborhood meeting is required before the Board of Aldermen as the easement is wholly on the applicant’s property and has acquired the utility company easement releases (copies attached to this report).

**Adjacent Properties:**

	<b>Zoning:</b>	<b>Current Land Use:</b>
<b>North:</b>	“HC-P” (Highway Commercial/350 Corridor Overlay District)	Single-Family Homes
<b>South:</b>	“HC-P” (Highway Commercial/350 Corridor Overlay District) and “R-3” (High-Density Residential District)	E. 67 <sup>th</sup> Street (Collector Street) Commercial Business (Sutherlands Home Improvement Store) and Multi-Family Homes (El Dorado Apartments)
<b>East:</b>	“R-2” (Medium Density Residential)	Single-Family Homes
<b>West:</b>	“HC-P” (Highway Commercial/350 Corridor Overlay District)	Rice-Tremonti Historic Site

**Street Classification:** H&H Color Labs is located on E 67<sup>th</sup> Street. E 67<sup>th</sup> Street is classified as a Collector Street.

**FINDINGS OF FACT:**

*Using the same findings of fact to vacate a platted easement as are used to approve new plats including the associated utility easements and rights-of-way, the following findings have been made:*

**1. Conformance to the City of Raytown Ordinances:**

Staff has determined that the application meets City of Raytown regulations as pertains to the protection of private and public utility services within easements because the applicant has followed all necessary procedures. The easement is entirely located upon the applicant’s property, is not shared with any neighbors, and release letters from the utility service providers and City-owned services are included as attachments to this report.

**2. Suitability of the land for subdivision development:**

The proposed easement vacation is intended to permit the property owner of the 4.28-acre parcel of land to extend the existing building to the north across the area to be vacated. The building addition will be reviewed to ensure conformance to “HC” (Highway Commercial) and 350 Highway Corridor design overlay standards prior to approval.

**3. Consistency with adjoining uses and platted property:**



Adjoining uses are single-family residential. There are two legal nonconforming single-family homes within the platted property to the north of the existing building. The vacation of the utility easement allows for the expansion of the building to the north. As the property is zoned "HC" (Highway Commercial) and is within the Hwy 350 Corridor Overlay district, the expansion of the current business helps to bring the property into conformance with these zoning district standards, and more aligned with the Comprehensive Plan.

**4. Adequacy of public facilities and utilities to serve the proposed development:**

Letters have been received from all private and City-owned services within the subject area. The Department of Public Works, Google Fiber, and Spire have no facilities within the easement. AT&T has no working service within the easement but does have a copper cable. The appropriate actions have been taken for the removal of this cable. Comcast and Evergy do have functioning facilities within the easement and have agreed to their relocation. Raytown Fire approves the vacation.

**5. Consideration of Planning Principles on site including lot layout and topography:**

There are no concerns regarding general planning principles regarding the vacation of the subject property and the future expansion of the existing building to the north. The topography of the site does not pose any issues. The future expansion will be reviewed to ensure conformance to all regulations in the "HC" Zoning District and Hwy 350 Corridor Design Overlay standards and will have street access via a private street and Kentucky Avenue.

---

**PUBLIC WORKS:**

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
  - NONE
- **Items that are conditions of approval:**
  - NONE
- **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
  - NONE

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**ATTACHMENTS:**

- Zoning Map
- Site Photo
- Legal Description and Survey Exhibit of Area to be Vacated
- Letters from Utility Companies / Public Services
- Application
- Ownership Affidavit
- Street Classification Map



**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

- Affidavit of Publication

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**RECOMMENDATION:**

Staff recommends Case No. **PZ-2023-09** be **APPROVED** by the Planning Commission and forwarded to the Board of Aldermen with a recommendation to **APPROVE** the vacation of the identified utility easement with the following conditions of approval:

1. Should any additional utilities be discovered within the vacated easement once construction is underway, it is the responsibility of the applicant/property owner to determine what utility is present and which entity owns the assets and work with the entity to relocate the service (if needed and not an abandoned line);
2. Upon approval by the Raytown Board of Aldermen, it is the responsibility of the applicant/property owner to have the signed Ordinance recorded with the Jackson County Recorder of Deeds and as-recorded copy returned to the Community Development Department and the City Clerk's Office; and,
3. The future expansion will be reviewed to ensure conformance to all regulations in the "HC" Zoning District and Hwy 350 Corridor Design Overlay standards.



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

### ZONING MAP





**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

**Area of Utility Easement to Be Vacated:**



# EXHIBIT 'A'

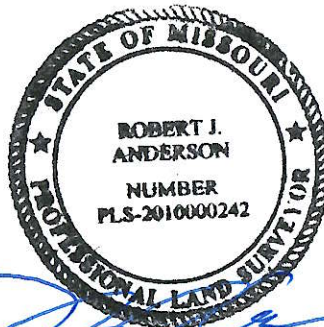
SHEET 1 OF 2

PROJECT: PARTIAL EASEMENT VACATION  
DATE: AUGUST 15, 2023  
COUNTY/STATE: JACKSON/MISSOURI  
SECTION: SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST

## EASEMENT DESCRIPTION

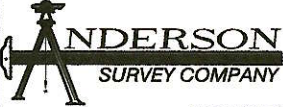
PART OF LOT 1, H&H COLOR LAB, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 67TH STREET AND THE EAST RIGHT OF WAY LINE OF KENTUCKY ROAD, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 2°-09'-17" EAST ALONG SAID EAST RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 276.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 29°-17" EAST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 10.00 FEET; THENCE SOUTH 86°-21'-52" EAST, A DISTANCE OF 217.58 FEET TO THE WEST LINE OF AN EXISTING 5.00 FOOT UTILITY EASEMENT ESTABLISHED BY SAID SUBDIVISION; THENCE SOUTH 2°-10'-04" WEST ALONG THE SOUTHERLY PROLONGATION OF SAID WEST LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 86°-21'-52" WEST, A DISTANCE OF 217.59 FEET TO THE POINT OF BEGINNING, CONTAINING 2,176 SQUARE FEET OR 0.050 ACRES, MORE OR LESS.



8/18/2023

ROBERT J. ANDERSON  
MISSOURI PLS #201000242

REV. -	DESCRIPTION	LOT 1, H&H COLOR LAB		INTEGRAL DESIGN ARCHITECTURE 8836 REEDS ROAD OVERLAND PARK, KANSAS 66207	
CAD FILE NO.	DRAWN BY:	CHECKED BY:			
43262_esmt.dwg	RJA	RMC		WR NO.	-
 <b>ANDERSON</b> SURVEY COMPANY			1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050		DATE: 8/15/2023
MISSOURI CERTIFICATE OF AUTHORITY, 000076			23-07-43262-1		

# EXHIBIT 'A'

SHEET 2 OF 2

LOT 2

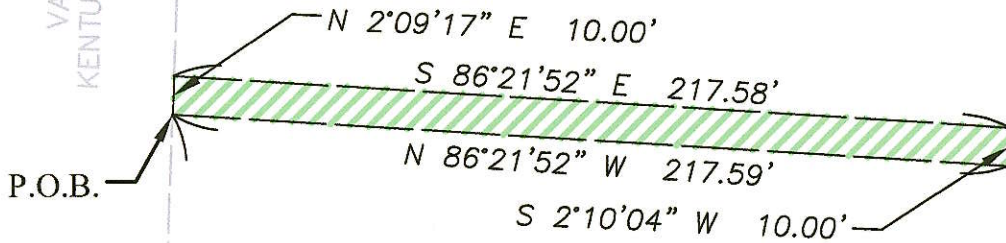
LOT 3

LOT 4

LOT 5

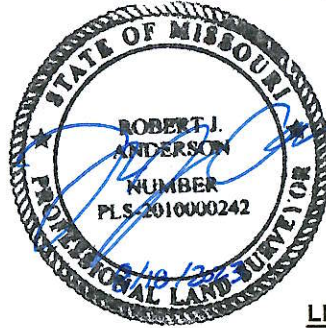
VACATED  
KENTUCKY ROAD

5' UTILITY EASEMENT  
BY PLAT



P.O.B.

LOT 1  
H & H COLOR LAB



10' UTILITY EASEMENT  
BY PLAT

N 2°09'17\"/>

KENTUCKY  
ROAD

P.O.C.

### LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- EASEMENT LINE
- ////// EASEMENT TO BE VACATED

THE BEARING SYSTEM SHOWN  
HEREON IS BASED ON THE  
PLAT OF H&H COLOR LAB

SCALE: 1" = 50 FEET

50 25 0 100



SCALE IN FEET

RAYTOWN HIGHLANDS

67TH STREET

REV.	DESCRIPTION
-	LOT 1, H&H COLOR LAB
CAD FILE NO.	DRAWN BY: CHECKED BY:
43262_esmt.dwg	RJA RMC

INTEGRAL DESIGN ARCHITECTURE  
8836 REEDS ROAD  
OVERLAND PARK, KANSAS 66207

**ANDERSON** SURVEY COMPANY  
1270 NE DELTA SCHOOL ROAD  
LEE'S SUMMIT, MISSOURI 64064  
(816) 246-5050

MISSOURI CERTIFICATE OF AUTHORITY, 000076

WR NO.	-
DATE:	8/15/2023

23-07-43262-1



Google Fiber

David Joiner &lt;dljoinerarch@gmail.com&gt;

---

**Easement Vacation**

11 messages

---

**David Joiner** <dljoinerarch@gmail.com>

Wed, Aug 16, 2023 at 3:21 PM

To: rachelmerlo@google.com, amystack@google.com, kelliott@google.com

Rachel, Karen, Amy;

We are working on a utility easement vacation at 8906 E 67th St, Raytown, MO 64133 to enable a new building addition. We believe you may have a fiber line running through this easement which if so will need to be rerouted.

The existing utility easement & proposed building addition are shown on the attached drawings. Please verify if you have an active data line using the easement. If that is the case, we request a letter from Google Fiber indicating approval of the easement vacation.

The letter is requested prior to Friday 8-18-23.

Please contact me if you have any questions or concerns.

Sincerely,

David Joiner RA

INTEGRAL DESIGN ARCHITECTURE

913-383-3738 (O) 913-244-4083 (M)



---

**2 attachments****H & H EASEM VACATION 8-07-23.pdf**

185K

**DD SITE EXP PLAN 7-24-23.pdf**

78K

---

**David Joiner** <dljoinerarch@gmail.com>

Thu, Aug 17, 2023 at 3:16 PM

To: rachelmerlo@google.com, amystack@google.com, kelliott@google.com

Any updates on furnishing a letter approving vacation of the utility easement? Thanks.

[Quoted text hidden]

---

**Rachel Merlo** <rachelmerlo@google.com>

Thu, Aug 17, 2023 at 3:53 PM

To: David Joiner &lt;dljoinerarch@gmail.com&gt;

Cc: amystack@google.com

Hi, David. Please note Kari Elliot is not with Google Fiber anymore.

I am looking into how we can help with this. Amy or I will be in touch shortly.

Thanks,  
Rachel

[Quoted text hidden]

---

**Amy Stack** <amystack@google.com>

Fri, Aug 18, 2023 at 9:22 AM

To: Rachel Merlo <rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>


Cc: David Joiner <djoinerarch@gmail.com>

+ [kc-google-uc@google.com](mailto:kc-google-uc@google.com)

[Quoted text hidden]

---

**2 attachments**

 **H & H EASEM VACATION 8-07-23.pdf**  
185K

 **DD SITE EXP PLAN 7-24-23.pdf**  
78K

---

**David Joiner** <djoinerarch@gmail.com>

Fri, Aug 18, 2023 at 12:38 PM

To: Amy Stack <amystack@google.com>

Cc: Rachel Merlo <rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>

Amy,

Were you able to verify if Google Fiber has any lines running through the utility easement being vacated?

Thanks,  
David

[Quoted text hidden]

---

**Jordan Weibel** <jweibel@google.com>

Wed, Aug 23, 2023 at 9:20 AM

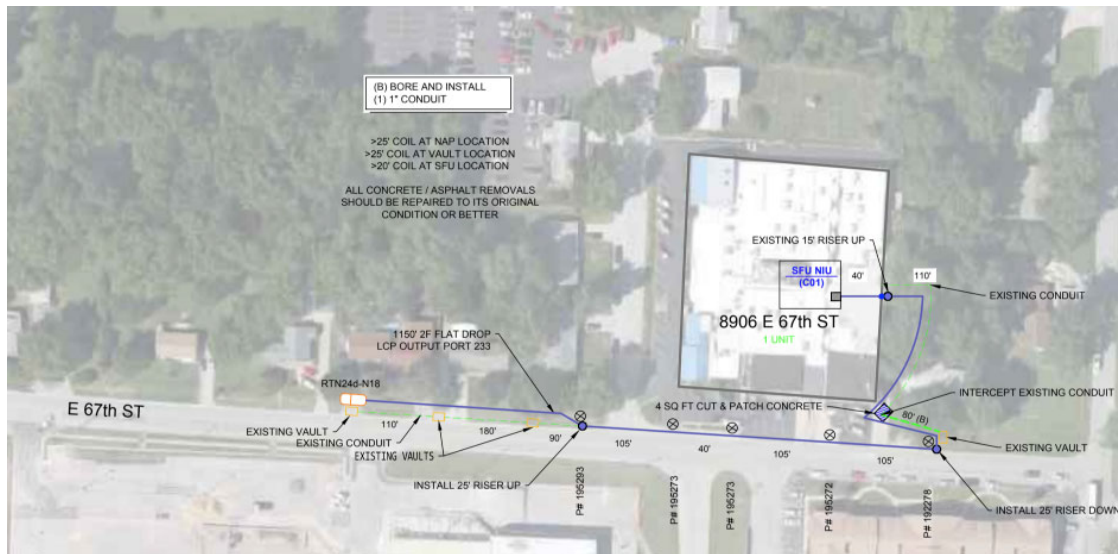
To: David Joiner <djoinerarch@gmail.com>, Mikki Torres <micholle@google.com>

Cc: Amy Stack <amystack@google.com>, Rachel Merlo <rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>

+[Mikki Torres](#)

Hi David,

Confirming we do have a service line to [8906 E 67th St, Raytown, MO 64133](#). Does this address still need service?



Thanks,

Jordan

[Quoted text hidden]

[Quoted text hidden]

--

You received this message because you are subscribed to the Google Groups "KC Google UC" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [kc-google-uc+unsubscribe@googlegroups.com](mailto:kc-google-uc+unsubscribe@googlegroups.com).

To view this discussion on the web visit [https://groups.google.com/a/google.com/d/msgid/kc-google-uc/CALaAdq21v4VxhnwujOJfQeCKU0\\_9qwE-PDV1O24sJ9KbryDb2Q%40mail.gmail.com](https://groups.google.com/a/google.com/d/msgid/kc-google-uc/CALaAdq21v4VxhnwujOJfQeCKU0_9qwE-PDV1O24sJ9KbryDb2Q%40mail.gmail.com).

--



Jordan Weibel  
Technical Operations Manager, OSP Engineering  
Gfiber

**David Joiner** <dljoinerarch@gmail.com>  
To: Jordan Weibel <jweibel@google.com>

Wed, Aug 23, 2023 at 10:31 AM

We do not intend to terminate any existing service to this address. We are vacating an existing easement to the north of the building, which doesn't appear to be an issue as your line extends from the south and does not run through the easement.

[Quoted text hidden]

**Jordan Weibel** <jweibel@google.com>  
To: David Joiner <dljoinerarch@gmail.com>

Wed, Aug 23, 2023 at 11:02 AM

Okay sounds good. If you need anything else please reply all to the group. I'm out of office the rest of the week.

Thanks.

[Quoted text hidden]

**Mikki Torres** <micholle@google.com>

Thu, Aug 24, 2023 at 2:27 PM

To: Jordan Weibel <jweibel@google.com>, Corey Smith <coreysmith@google.com>

Cc: David Joiner <dljoinerarch@gmail.com>, Amy Stack <amystack@google.com>, Rachel Merlo <rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>

Hi David,

I will get a relocation requested for 8906 E 67th St to move our plant out of the easement. can you send me the pathway you need moved as i did not get that copy.

## Mikki Torres

General Project Manager, Ops

Google Fiber via Adecco

[micholle@google.com](mailto:micholle@google.com)

On Wed, Aug 23, 2023 at 9:20 AM Jordan Weibel <jweibel@google.com> wrote:

[Quoted text hidden]

---

**Mikki Torres** <micholle@google.com>

Thu, Aug 24, 2023 at 4:12 PM

To: David Joiner <dljoinerarch@gmail.com>, Corey Harrison <hacharles@google.com>

Cc: Amy Stack <amystack@google.com>, Rachel Merlo <rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>, Corey Smith <coreysmith@google.com>

David, I have copied Corey Harrison, who will be the on site project manager for this relocation.

I have created ticket WO-465092 for this project. Please send us the photo/map and we will get this going.

Thank you,

Mikki

## Mikki Torres

General Project Manager, Ops

Google Fiber via Adecco

[micholle@google.com](mailto:micholle@google.com)

[Quoted text hidden]

---

**David Joiner** <dljoinerarch@gmail.com>

Wed, Aug 30, 2023 at 3:31 PM

To: Mikki Torres <micholle@google.com>

Cc: Corey Harrison <hacharles@google.com>, Amy Stack <amystack@google.com>, Rachel Merlo

<rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>, Corey Smith <coreysmith@google.com>

Thank you. I'll get that information to you as soon as possible.

[Quoted text hidden]

# Comcast

**Shana Kelly**

---

**From:** David Joiner <dljoinerarch@gmail.com>  
**Sent:** Tuesday, September 12, 2023 8:04 AM  
**To:** Shana Kelly  
**Subject:** Fwd: [EXTERNAL] H + H Color Lab  
**Attachments:** image002.png

Additional communication from Comcast.

----- Forwarded message -----

**From:** **Plunkett, Jesse** <[jesse\\_plunkett@comcast.com](mailto:jesse_plunkett@comcast.com)>  
**Date:** Tue, Sep 12, 2023, 7:23 AM  
**Subject:** RE: [EXTERNAL] H + H Color Lab  
**To:** David Joiner <[dljoinerarch@gmail.com](mailto:dljoinerarch@gmail.com)>

September 12 ,2023

David Joiner RA

Integral Design Architecture

H&H Color Labs - Vacation of Utility Easement

David,

I received your information regarding the request to vacate the utility easement crossing H&H Color Lab, Lot 1 .

Upon payment Comcast can relocate our facilities from that utility easement. The job has been sent to our construction department as of this letter.

After payment & our relocations, Comcast will not have facilities in the proposed utility easement vacation. Comcast would sign a Utility Easement Vacation request.

Please send me any formal request as needed. Let me know if you have

any additional questions.

Jesse Plunkett

Comcast

Network Project Manager, Construction

Thank you,

Jesse Plunkett

Network Project Manager, Construction

816 295 4158



---

**From:** David Joiner <[djoinerarch@gmail.com](mailto:djoinerarch@gmail.com)>  
**Sent:** Monday, September 11, 2023 3:43 PM  
**To:** Plunkett, Jesse <[jesse\\_plunkett@comcast.com](mailto:jesse_plunkett@comcast.com)>  
**Subject:** [EXTERNAL] H + H Color Lab

Jesse,

The sample letters from the City of Raytown mainly were from companies that verified that they didn't have utilities in the easement being vacated.

Attached is the letter we received from Evergy for our easement vacation that you could refer to generally for your letter or email. We have already engaged Evergy to start the relocation, so that would be the main difference as we haven't yet started the actual relocation process with comcast.

Sincerely,

David Joiner RA

INTEGRAL DESIGN ARCHITECTURE

913-383-3738 (O) 913-244-4083 (M)



## Raytown Fire

Shana Kelly

---

**From:** Mike Hunley <MikeH@RaytownFire.com>  
**Sent:** Friday, August 18, 2023 3:30 PM  
**To:** Shana Kelly  
**Cc:** David Joiner  
**Subject:** Re: H + H COLOR LAB - Easement Vacation

Shana,

We have been working with H&H Color Lab over the past several months. The Fire District is fine with vacating that easement as it will be necessary for construction of the new addition.

Thanks and let me know if you have any questions,

---

**From:** David Joiner <dljoinerarch@gmail.com>  
**Sent:** Thursday, August 17, 2023 2:58 PM  
**To:** Mike Hunley  
**Subject:** H + H COLOR LAB - Easement Vacation

Mike,

As you are aware, we are planning to vacate an existing 10'-0" utility easement to enable construction of a new building addition. The utility easement currently has a private water line running through it.

I spoke with Bruce Pence with Public Water Supply District No.2 re: the existing water line within the easement. He said that this was a private line connected to the existing fire hydrant NE of the building. We plan to remove the water line & decommission the fire hydrant but retain the two FH's on Kentucky Ave.

The City of Raytown requires letters from City departments and utility companies indicating approval and permission to vacate the easement. Can you please provide a short letter addressed to Shana Kelly / City Planner that you approve of the vacation of the existing easement?

If you are able to email the letter to me today or tomorrow morning, that would be great as we need to submit the application by Friday afternoon.

Thank you very much. Let me know if you have any questions or need any additional information.

Sincerely,

David Joiner RA

INTEGRAL DESIGN ARCHITECTURE

913-383-3738 (O) 913-244-4083 (M)

# Public Works



## Public Works Department

10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
(816) 737-6012  
www.raytown.mo.us

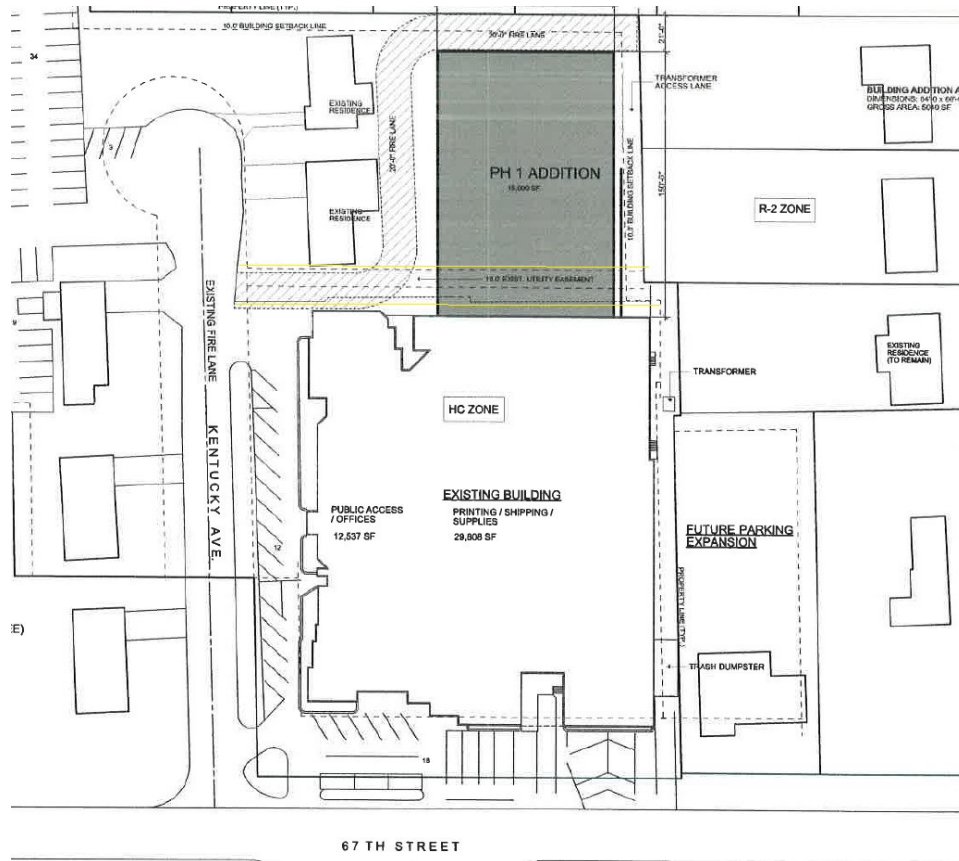


August 8, 2023

Mr. David Joiner  
Integral Design Architecture

re: vacation of an existing utility easement at the rear of 8906 E. 67<sup>th</sup> Street

By this letter, the City of Raytown approves vacating the utility easement on the north side of the existing H&H Color Lab building at 8906 E. 67<sup>th</sup> Street. The City of Raytown doesn't have any facilities within this existing utility easement, nor do we have any plans to put future City utility lines within this area.



Let me know if you have any questions.

Thanks,

*Jason M. Hanson*  
Jason Hanson  
City Engineer

Established in 1849 as Ray's Town  
On the Santa Fe, California and Oregon Trail

Spire

**Brashear, Priscilla**  
**Spire Energy**

8-18-23

Spire does not have any gas main in conflict with the vacate request at this time.

Thanks,  
Priscilla Brashear  
Right of Way Representative

3025 SE Clover Dr.  
**Lee's Summit, MO 64082**  
816.317.5718 Mobile  
816.360.5036 Office  
[SpireEnergy.com](http://SpireEnergy.com)





## H + H Color Lab Easement Vacation

Date: 8-18-23

AT&T currently has a 50 pair aerial copper cable in easement. We do not have any working service and do not plan on providing service with this cable. We will remove line so Evergy can remove existing power poles.

The easement will no longer be needed for current or future At&t lines. If the below conditions are met.

A custom work order must be started, and all cost associated with moving the cable out of the easement are paid in full before any work will take place. If this does not happen, we cannot vacate the easement.

***Shane Jarman***

**AT&T**

**Manager-OSP Planning & Engineering Design**

## Comcast

D

**Plunkett, Jesse** <jesse\_plunkett@comcast.com> 8:45 AM (4 hours ago)

to me

David,

Please use this email as the Comcast letter. We do have facilities in the easement that is being vacated.

I've attached a map of our Comcast facilities.

Can you provide the contact information of who will be paying for Comcast facilities to be relocated.

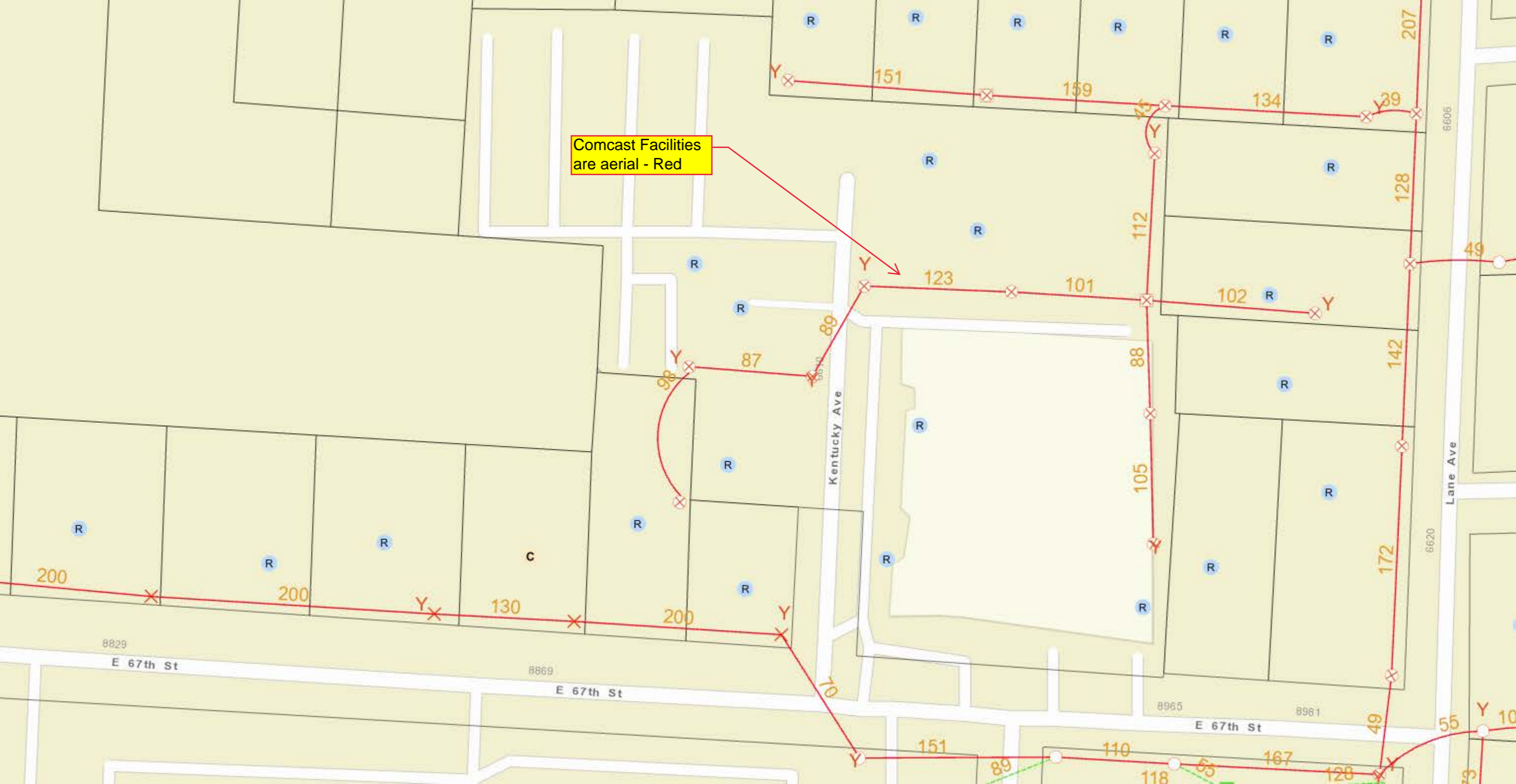
Is there a timeline for when the 2 houses on Kentucky Ave will be vacated or have the people already moved out?

Thank you.

Jesse Plunkett  
Network Project Manager, Construction  
816 295 4158



Comcast Facilities  
are aerial - Red



August 17, 2023

David Joiner RA  
Integral Design Architecture

Re: H&H Color Labs – Vacation of Utility Easement

David,

I received your information regarding the request to vacate the utility easement crossing H&H Color Lab, Lot 1. Evergy has received payment to relocate our facilities from that utility easement. The job has been sent to our construction department as of this letter. Relocations will begin soon. After our relocations, Evergy will not have facilities in the proposed utility easement vacation. Evergy would sign a Utility Easement Vacation request.

Please send me any formal request as needed. Let me know if you have any additional questions.

Sincerely,

A handwritten signature in blue ink that reads "Heath Lenahan".

**Heath Lenahan**

Evergy  
Design Training Specialist

**O:** 816-652-1808 **M:** 816-392-3272

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



**Community Development Department**

10000. E 59<sup>th</sup> Street  
Raytown, MO 64133-3993  
Phone: 816-737-6173 Fax: 816-737-6014  
Email: [Chrisg@Raytown.mo.us](mailto:Chrisg@Raytown.mo.us)

**APPLICATION FOR RIGHT-OF-WAY/EASEMENT VACATION**

**APPLICANT/OWNER INFORMATION**

ApplicantName: DAVID JOINER                      Company: INTEGRAL DESIGN ARCHITECTURE  
Street Address: 8836 REEDS ROAD                      City: OVERLAND PARK State: KS                      Zip: 66207  
Telephone: 913-244-4083                      Fax: 913-383-3738                      E-Mail: [djoinerarch@gmail.com](mailto:djoinerarch@gmail.com)

Property Owner Name (if different than applicant): H+H COLOR LAB  
Street Address: 8906 E. 67TH ST.                      City: Raytown State: MO                      Zip: 64133  
Telephone (800) 821-1305                      Fax: 816-313-1480                      Mail: [dbrown@hhcolorlab.com](mailto:dbrown@hhcolorlab.com)

Firm Preparing Exhibits:  
ANDERSON SURVEYING                      Contact: BOB ANDERSON  
Street Address: 1270 NE Delta School Road                      City: Lee's Summit State: MO                      Zip: 64064  
Telephone 816-246-5050                      Fax: \_\_\_\_\_                      E-Mail: [bob@andersonsurvey.com](mailto:bob@andersonsurvey.com)

\*All correspondence on this application should be sent to (check one):  Applicant     Property Owner

**VACATION REQUEST**

The applicant is hereby requesting the vacation of property generally described as  
A 10 ft. wide x approx. 220 ft. long utility easement located on the east portion of Lot 1 Replat in Raytown Highlands, a subdivision in Raytown, Jackson County, Missouri.

**APPLICANT'S DECLARATION**

My application consists of the following items and information necessary for a complete application.

- |  |  |
|--|--|
| > Completed Application Form             | > Ownership affidavit OR owner(s) consent form (two-thirds of property owners) |
| > Attached Legal Description and Exhibit | > Required Fee: \$250.00   |
| > Utility Agency Consent Letters         |  |

The following declarations are hereby made

The undersigned is the owner or authorized agent of the owner or the officers of a corporation or partnership

The applicant has discussed this application with the Community Development Department.

CD Staff Member Missy Wilson, Jason Hanson, Andy Boyd Date: 6-29-23

The information presented and contained within this application is true and correct to the best of the undersigner(s) knowledge

**SIGNATURE OF OWNER(S) AND APPLICANT(S) WITH INTEREST IN VACATION ACTION:**

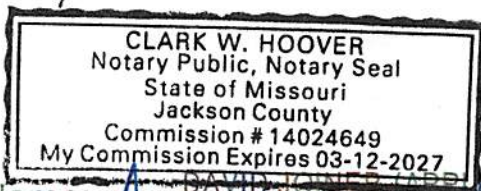
Printed Name: WAYNE HAUB (OWNER)

Signature: Wayne Haub Date: 8-17-23

Subscribed and sworn to me on this the 17 day of August 2023

in the County of Jackson State of MO

Notary Public: Clark W. Hoover My Commission Expires: 3-12-2027  
Stamp:



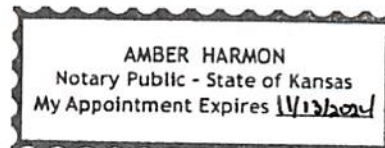
Printed Name: DAVID JONES (APPLICANT)

Signature: David Jones Date: 8-17-23

Subscribed and sworn to me on this the 17th day of August 2023

in the County of Johnson State of Kansas

Notary Public: Amber Harmon My Commission Expires: 11/13/2024  
Stamp:



**OWNERSHIP AFFIDAVIT**

STATE OF MISSOURI     )  
COUNTY OF JACKSON    )

Comes now H#H Color Lab, Inc (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described in the proposed application for vacation of right-of-way and acknowledges the submission of the application for vacation of said right-of-way/utility easement with the City of-Raytown.

Dated this 17<sup>th</sup> Day of August 20 23

Wayne Hamb  
Signature of Owner

Wayne Hamb, President & CEO  
Printed Name

Subscribed and sworn to before me this 17<sup>th</sup> Day of August 2023

Clark W. Hoover  
Notary Public

3-12-2027  
My Commission Expires

CLARK W. HOOVER  
Notary Public, Notary Seal  
State of Missouri  
Jackson County  
Commission # 14024649  
My Commission Expires 03-12-2027



2014-2015

HIGHWAY  
ARTERIAL  
COLLECTOR

