

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
December 7, 2023
7:00 pm

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Meyers:	Thurman:	Emerson:	Sneddon:
Jean-Paul:	Frazier:	Stock:	Bruenger:

3. Approval of Minutes – October 5, 2023, Regular Meeting Minutes

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

4. Public Discussion (Regarding matters not on this agenda only)

5. Old Business: None.

6. New Business:

A. Case No.: PZ-2023-11

Applicant: City of Raytown

Reason: Amend Text of Chapter 50 of Raytown Municipal Code to amend the community's current floodplain management ordinance with the new Flood Insurance Study effective date.

- 1. Open the Public Hearing and 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
- 5. Application Analysis by Staff

6. Request for Public Comment by Chairman
7. Additional Staff Comments and Recommendation
8. Close the Public Hearing
9. Commission Discussion
10. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

B. Recess

1. Motion to take a recess until reconvened by the Chairman
2. Second
3. Additional Board Discussion
4. Vote

C. Case No.: PZ-2023-10

Applicant: Arash Kamali, Vantage Motors, LLC.

Reason: Requesting the approval of a Conditional Use Permit for “Vehicle Sales, New or Used” for the continuation of a used vehicle sales establishment, Vantage Motors, at 10004 E. 350 Highway.

1. Open the Public Hearing and 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. Close the Public Hearing
12. Commission Discussion
13. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

- 7. Other Business: A Resolution appointing a member of the Planning and Zoning Commission as its representative to the RFP Selection Committee for the Comprehensive Plan.**
 1. Introduction of request
 2. Commission discussion
 3. Commission Decision to Appoint a Representative to the RFP Selection Committee
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

- 8. Set Future Meeting Date – The January 4, 2024 Planning Commission meeting has been CANCELED due to lack of items. The next Regular Meeting is Scheduled for Thursday, February 1, 2024, at 7:00 PM.**

- 9. Adjourn**

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

October 5, 2023
7:00 pm
Council Meeting Chambers

1. **Welcome by Vice Chairman Frazier.** Vice Chairman Frazier called the meeting to order at 7:00 PM.
2. **Call meeting to order and Roll Call.**

Thurman: Present	Jean-Paul: Present	Frazier: Present
Emerson: Present	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Absent	
3. **Motion to Amend Agenda:** Vice Chairman Frazier entertained a motion to move item #1 to item #3. Motion was approved 7-0-1 upon a motion by Ms. Thurman and a second by Ms. Emerson.
4. **Election of Officers:** Mr. Frazier opened the discussion for the nomination of a new Planning Commission Chairperson. Mr. Meyers made a recommendation to hold the election via paper ballot. Mr. Meyers nominated Mr. Frazier as Planning Commission Chairperson. Ms. Thurman nominated Mr. Meyer. Voting was done anonymously via paper ballot. Mr. Meyers was elected Chairman.
5. **Approval of Minutes:** Minutes of July 6, 2023, Regular Meeting were approved 6-0-1 upon a motion by Ms. Emerson and a second by Mr. Thurman. Mr. Frazier abstained from voting.
6. **Public Discussion:** None.
7. **Old Business:** None.
8. **New Business:**
 - A. **Case No.: PZ 2023-07:**

Applicant: Four Gem Homes, LLC.
Request: 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 5834 Hunter Ct.

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

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

4. Applicant's Comments on Application

The applicant, Mr. Ivan Chiang, presented his request to the Planning Commission. The Planning Commission asked questions of Mr. Chiang, for which he provided answers.

5. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Rezoning.

6. Commission Discussion.

The commissioners asked questions of staff and the applicant, which all were answered. The Planning Commission requested that the potential buyer/future property owner, Ms. Cindy Stockton, speak. The Commission asked questions of Ms. Stockton, of which she answered.

7. Public Comments on Application.

Chairman Meyers asked if there were any members of the public that would like to speak on the application. There were none.

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

Ms. Emerson motioned and Mr. Bruenger seconded to recommend approval with conditions outlined in the staff report of the requested Rezoning application to the Board of Aldermen.

VOTE: Motion passed 7-0-1.

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 Chairman.

Chairman Meyer 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.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

4. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, 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. Kamali presented his application to the Planning Commission and discussed the reasons for the request. The Planning Commission asked questions of Mr. Kamali, for which he provided answers. City Staff, Shana Kelly, requested to modify condition #13 to read clearly that the one (1) year time period pertains to all required public improvements, which will be determined during the Site Plan application process. The applicants requested to modify the condition of approval to allow them five (5) years for the completion of public improvements. City Staff, Shana Kelly, requested to modify condition #14 to read that the Conditional Use Permit shall not be transferrable beyond the initial intended end-user, *Laark Investments* (d/b/a/ Vantage Motors, LLC.).

6. Public Comments on Application.

There were no public comments on this application.

7. Commission Discussion.

The commissioners discussed the application, asked questions of staff and the applicant, regarding the condition of approval that would allow for one (1) year for the implementation of public improvements. Ms. Thurman moved to change Condition #14 allowing for one (1) year to two (2) years for the completion of public improvements, and to change Condition #13 to replace "*Vantage Motors*" with "*Laark Investments*." The motion was seconded by Mr. Jean-Paul. City Attorney, Jennifer Baird, recommended to change Condition #13 to include the word "public" before the word improvements for clarification. The Commission voted whether or not to amend the above-mentioned conditions.

VOTE: Motion passed 7-0-1.

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

Mr. Frazier made a motion to recommend approval of the application to the Board of Aldermen subject to the amended conditions. Mr. Sneddon seconded the motion.

VOTE: Motion passed 7-0-1.

C. 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 Chairman.

Chairman Meyer 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.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

4. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Vacation of a Utility Easement.

5. Public Comments on Application.

There were no public comments on this application.

6. Applicant's Comments on Application.

The applicant, Mr. Joiner, presented his request to the Planning Commission. The Planning Commission asked questions of Mr. Joiner, for which he provided answers.

7. Commission Discussion.

There was no additional discussion by the Planning Commission at this time.

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

Mr. Sneddon motioned and Mr. Frazier seconded to recommend approval with conditions outlined in the staff report of the Easement Vacation application to the Board of Aldermen.

VOTE: Motion passed 7-0-1.

9. Other Business- Missy Wilson, Assistant City Administrator, introduced Shana Kelly, the new Planning & Zoning Coordinator. She announced that the Board of Aldermen had approved the

budget for Fiscal Year 2024, which includes funding for City Staff to put out an RFP to assist in the update of the Comprehensive Plan.

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

11. Meeting was Adjourned at 9:06 PM.

DRAFT



Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: PZ-2023-11 Text Amendment, Section 50-285, Division 11

Planning & Zoning Meeting Date: December 7, 2023

Board of Aldermen Dates: December 5, 2023 – First Reading – (No Action)
December 7, 2023 – Second Reading

Action Requested: Approval of the proposed floodplain ordinance update.

Recommendation: Staff recommends approval of the modification of the date of the county-wide flood insurance study to December 7, 2023, in Section 50-285, in Division 11, Floodplain Overlay District (FP).

Analysis: This ordinance adopts the new countywide Flood Insurance Study (FIS) that will become effective on December 7, 2023. As a result, the City of Raytown must adopt the new Flood Insurance Study by amending the community's current floodplain management ordinance with the new Flood Insurance Study effective date.

The Missouri State Emergency Management Agency (SEMA) has evaluated the proposed Raytown floodplain management ordinance revision, and it complies with their regulations.

The floodplain areas in Raytown will not change at this time with the new Flood Insurance Study. Our FEMA map identification numbers will remain the same, and the FEMA floodplain maps will remain the same at this time. There will be no significant impact to City operations and definitions.

RECOMMENDATION OF STAFF:

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** to the Board of Aldermen of this application proposing various amendments to Chapter 50-285, Division 11, of the Raytown Municipal Code as it pertains to the date of the county-wide flood insurance study to December 7, 2023, in Section 50-285, in Division 11, Floodplain Overlay District (FP).



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

ATTACHMENTS:

- Proposed Zoning Ordinance Text Amendments to Chapter 50-285, Division 11, of the Raytown Municipal Code.
- Affidavit of Publication

EXHIBIT A
CODE OF ORDINANCES
Chapter 50 - ZONING
ARTICLE IV. - DISTRICTS AND DISTRICT MAP
DIVISION 11. FLOODPLAIN OVERLAY DISTRICT (FP)

DIVISION 11. FLOODPLAIN OVERLAY DISTRICT (FP)¹

Sec. 50-285. Statutory authorization, findings of fact, and purposes.

- (a) *Statutory authorization.* The Legislature of the State of Missouri has in RSMo 79.110 delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety, and general welfare. Therefore, the Board of Aldermen of the City of Raytown, Missouri ordains as follows:
- (b) *Findings of fact.*
- (1) *Flood losses resulting from periodic inundation.* The special flood hazard areas of the City of Raytown, Missouri are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.
 - (2) *General causes of the flood losses.* These flood losses are caused by (1) the cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and (2) the occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from flood damages.
 - (3) *Methods used to analyze flood hazards.* The flood insurance study (FIS) that is the basis of this division uses a standard engineering method of analyzing flood hazards which consist of a series of interrelated steps.
 - a. Selection of a base flood that is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this division is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this division It is in the general order of a flood which could be expected to have a one percent chance of occurrence in any one year as delineated on the Federal Insurance Administrator's FIS, and illustrative materials for Jackson County dated ~~January 20, 2017~~ **December 7, 2023**, as amended, and any future revisions thereto.
 - b. Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.
 - c. Computation of a floodway required to convey this flood without increasing flood heights more than one foot at any point.

¹Editor's note(s)—Ord. No. 5565-17, §§ 1, 2(Exh. A), adopted January 3, 2017, repealed the former Div. 11, §§ 50-285-50-295 and enacted a new Div. 11 as set out herein. The former Div. 11 pertained to similar subject matter and derived from Comp. Ord. of 4-20-2010, § 14-1—14-9, 14-11.

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- d. Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.
 - e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines, but still subject to inundation by the base flood.
- (c) *Statement of purpose.* It is the purpose of this division to promote the public health, safety, and general welfare; to minimize those losses described in subsection (b)(3)a of this section; to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) by applying the provisions of this division to:
- (1) Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities;
 - (2) Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and
 - (3) Protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

(Ord. No. 5565-17, § 2(Exh. A), 1-3-2017)



Community Development Department

**10000 East 59th Street
Raytown, Missouri 64133
(816) 737-6014
www.raytown.mo.us**

November 21, 2023

Notice of Public Hearings

The City of Raytown is in the process of amending Sec. 50-285, Division 11 entitled, "Floodplain Overlay District", of the Raytown Municipal Code, to revise the effective date of the county-wide flood insurance study.

A public hearing to consider the proposed amendment will be held by the Raytown Planning & Zoning Commission **at 7:00pm on Thursday, December 7, 2023**. A copy of the agenda and packet, including a staff report with the proposed change, will be available for viewing on the City of Raytown's website, www.raytown.mo.us, on Friday, December 1, 2023.

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

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

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described amendment, tentatively scheduled for **7:30pm on Tuesday, December 7, 2023**.

This public hearing will be held in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133, as well as via Zoom.

The public is invited to attend the public hearings to ask questions and provide comments. Additional information can be obtained from the City Clerk's office located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6003 or by e-mail at thenry@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend this public hearing, please notify the City Clerk at Raytown City Hall at (816) 737-6003 no later than 48 hours prior to the applicable public hearing date.

Kansas City Daily Record
920 Main St
Kansas City, MO, 64105
Phone: 8169312002 Fax: 0

The Daily Record

KANSAS CITY

Affidavit of Publication

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

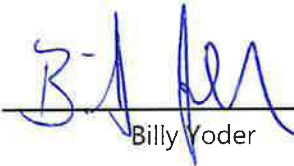
Re: Legal Notice 2556730, Floodplain Overlay District
State of MO }
County of Jackson }

SS:

I, Billy Yoder, 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: 11/15/2023.

Publishers fee: \$10.00

By:


Billy Yoder

Sworn to me on this 16th day of
November 2023

By:


Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2024

Notice of Public Hearings

The City of Raytown is in the process of amending Sec. 50-285, Division 11 entitled, "Floodplain Overlay District", of the Raytown Municipal Code, to revise the effective date of the county-wide flood insurance study.

A public hearing to consider the proposed amendment will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, December 7, 2023. A copy of the agenda and packet, including a staff report with the proposed change, will be available for viewing on the City of Raytown's website, www.raytown.mo.us, on Friday, December 1, 2023.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described amendment, tentatively scheduled for 7:00pm on Tuesday, December 19, 2023. These public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

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

2556730 Jackson Nov. 15, 2023

BRANDON M. CRAIL
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: March 05, 2024
Commission Number: 20297982



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

Staff Report

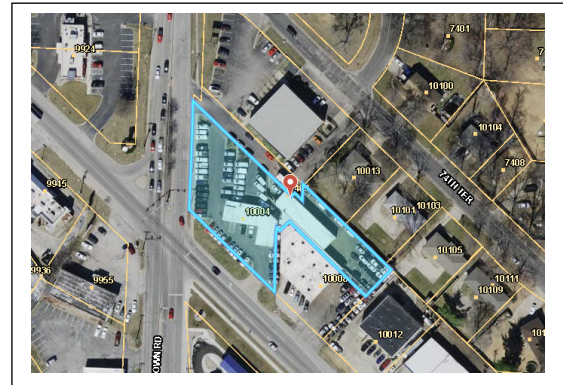
To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: PZ-2023-10 Conditional Use Permit

Planning & Zoning Meeting Date: December 7, 2023

Board of Aldermen Dates: January 2, 2024
January 16, 2024



Applicant: Arash Kamali, Vantage Motors, LLC.

Location: 10004 E. 350 Highway

Property Owner: AAK Investment, 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.

Background Information: The property owner, Aak 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 property addressed as 10004 E. 350 Highway. Vantage Motors has operated a Vehicle Sales establishment at this location since 2010, under the approval of a Conditional Use Permit which expired in the year 2020. They are now seeking a new Conditional Use Permit to continue vehicle sales at this location.

The property owners recently acquired 10012, which is adjacent to 10004 E. 350 in the rear of the property, and 10016 E 350 Highway. They intend to consolidate all three (3) lots into one business.

As the site is within the "HC" (Highway Commercial) Zoning District and the 350 Highway Corridor Overlay district, the property must be brought into compliance with all requirements of these district Standards, which include, but is not limited to, the construction of a sidewalk along the 350 Highway frontage.

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

Total Land Area: 0.73 Acre



Future Applications: The applicant recently received approval of a Conditional Use Permit for the adjacent properties, addressed as 10012 and 10016 E. 350 Highway to be used for the expansion of the used vehicle sales establishment. If this Conditional Use Permit application is approved, the properties must undergo the lot combination or platting process to consolidate these three (3) lots.

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **October 11, 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 **October 12, 2023**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **October 19, 2023**. One (1) neighbor, Bob Mais, attended in addition to the applicants. He expressed support for the application.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	“R-2” (Medium Density Residential)	Commercial Business (O’Reilly Auto Parts)
South:	Public Right-of-Way	Highway (E 350 Hwy)
East:	“R-2” (Medium Density Residential) and “HC-P” (Highway Corridor Commercial – Planned Overlay District)	Commercial Business (Midwest Transmission)
West:	Public Right-of-Way	Highway (E 350 Hwy)

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: Vehicular access to and from the site is located in two (2) places. A right-in, right-out access point along E. 350 Highway and another right-in, right-out access point on Raytown Road. Pedestrian access is currently provided via a sidewalk along the frontage of Raytown Road. As part of the site improvements, a 5' ADA-compliant sidewalk will also be constructed along the frontage of 350 Highway, connecting to the existing sidewalk.

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 continue to occupy the site, and further bring the site 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.

The site is developed and has been operating as a vehicle sales establishment since 2010. No changes are being proposed to the interior of the site.

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.

The continuation of the vehicle sales use at this property will not create traffic congestion, so long as vehicles are parked wholly on the site and not in public right-of-way.

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. One connecting the site to E. 350 Highway, and the other connecting the site to Raytown Road. Both are proposed to remain. Vehicle parking is provided on the site plan and is differentiated

7. Promotion of the safety of individuals and property.

The business has been in operation at this site since 2010 and is developed in such a way as to ensure the safety of individuals and property.

8. Provisions for adequate light and air.

The site is already developed and allows for sufficient light and air within the site.

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

The site is developed, and no new construction is being proposed. The site is arranged in such a way that will not be overcrowded, so long as the number of vehicles for sale does not exceed the site's ability to accommodate parking. The site plan shows the availability to display 49 vehicles. The number of vehicles for sale should not exceed this number.

10. Provision for public utilities and schools.

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 at this location since 2010 with no issues.

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

If approved, the applicant(s) will be required to bring the site into compliance with the 350 Highway Corridor Overlay Design Standards. This includes the construction of a sidewalk, curbing and guttering along the 350 Highway frontage.

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



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, Vantage Motors has been in operation at this location since 2010. The approval of this Conditional Use Permit will allow the business to continue to operate. If the Conditional Use Permit is granted, the proposed Vehicle Sales establishment will continue to 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:**
 - NONE

ATTACHMENTS:

- Zoning Map
- Site Photos
- Site Plan
- Application
- 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-2023-10** subject to the following conditions:

1. The business must comply with all applicable local, state, and federal laws and regulations.

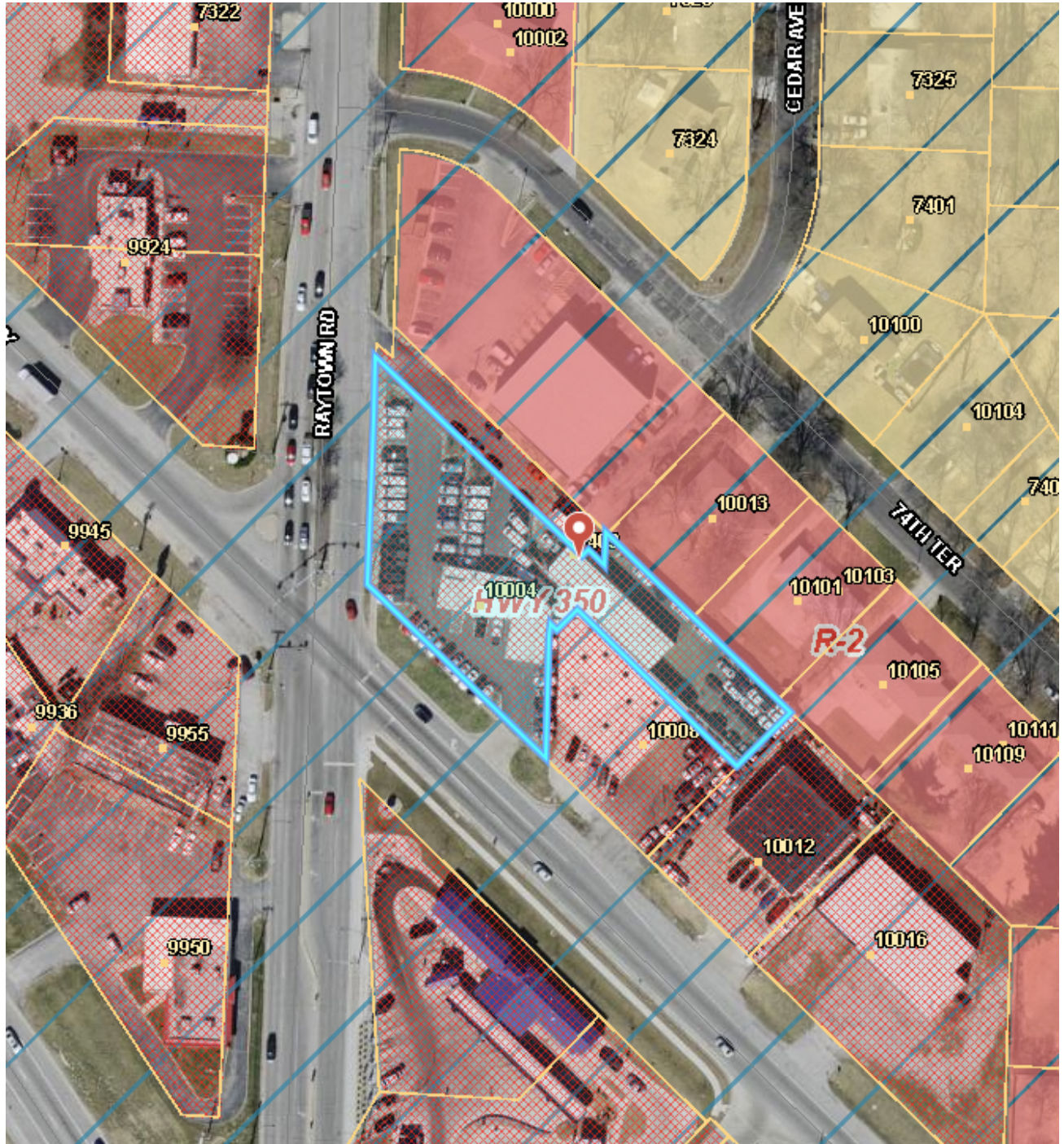


2. Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from adjoining or abutting residential districts.
3. No ramp or other structure for the purpose of displaying vehicles shall be constructed, installed, or placed on the property.
4. No vehicles shall be parked or displayed on the public right-of-way, within the alley adjacent to the north of the property, on grass or in other landscaped areas.
5. No more than 49 vehicles shall be allowed to be displayed for sale on this property at one time.
6. No vehicle shall be unloaded or loaded on public right-of-way. Unloading and loading of vehicles shall be conducted only on private property.
7. Any inoperable, dismantled, or damaged vehicle shall be stored within the building so that it is not visible to persons outside of the building.
8. A minimum of three (3) parking spaces must be reserved for customer parking, including a minimum of one (1) handicap accessible space.
9. 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.
10. 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.
11. 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.



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

Zoning Map





Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
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Site Photos



Facing north from the south edge of the lot



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

Vantage Motors, continued



Facing south from the north edge of the lot



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

Vantage Motors, continued



Facing east from the northwestern edge of the lot

Nov 21, 2023 - 3:53pm - USER: ChrisB - Modifies: ChrisB (RoseDesign) (Vantage Motors, Owner) Job: 22015 SITE: P1 (A1) Job
 CONDITION: PRELIMINARY. THIS DOCUMENT IS THE PROPERTY OF ROSE DESIGN GROUP, INC. AND IS LOANED IN CONFIDENCE WITH THE UNDERSTANDING
 THAT IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF ROSE DESIGN GROUP, INC. ALL RIGHTS RESERVED.



PARKING TABULATIONS

2 EMPLOYEE PARKING SPACES	9 X 18
3 CUSTOMER PARKING SPACES	9 X 18
1 HANDICAP PARKING SPACE	9 X 18
49 CAR DISPLAY PARKING SPACES	8 X 18
55 TOTAL PARKING SPACES	

SITE PLAN 1
Scale 1" = 20'-0"



EXISTING FENCING 3
Scale N.T.S.



LOCATION MAP 2
Scale N.T.S.

PLAN NOTES

- 01 CONCRETE CURB & GUTTER
- 02 GAS METER
- 03 HANDICAP SIDEWALK RAMP, 1:12 SLOPE WITH TERRA COTTA COLOR TRUNCATED DOME
- 04 3" WIDE 4" THICK REIN. CONC. SIDEWALK
- 05 6" DIA. STL. ROLLER W/ CABLE SECURITY GATE.
- 06 SECURITY FENCING & GATES
- 07 EXISTING CONC. SIDEWALK
- 08 EXISTING SIDEWALK HANDICAP RAMP
- 09 TRASH CONTAINER LOCATION
- 10 EXISTING RTU TO BE SCREENED WITH WHITE VINYL FENCING
- 11 EXISTING CONCRETE ISLAND MODIFIED TO ALLOW FOR ONE ADDITIONAL PARKING DISPLAY SPACE

STATE OF MISSOURI
 CHRISTOPHER LEE
 LICENSE NUMBER
 A-5161
 REGISTERED ARCHITECT
 CHRISTOPHER HILL-GARDNER
 ARCHITECT

ROSE
DESIGN
GROUP INC.
 ARCHITECTS ■ PLANNERS
 A Division of Rose Design Build
 913-782-0777 FAX: 913-782-0998
 P.O. BOX 100 CLATHE, KS 66601
 MISSOURI STATE CERTIFICATE OF AUTHORITY # 200804940

EXISTING CAR LOT CUP FOR:
VANTAGE MOTORS LLC
10004 E. 350 HIGHWAY
RAYTOWN, JACKSON COUNTY, MISSOURI

NO.	DESCRIPTION	DATE

PROJECT NUMBER 22015
 DATE ISSUED: 10 / 20 / 23

SHEET NUMBER
A1

SITE PLAN



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

PLANNING APPLICATION

CUP- \$450.00
 MW

Office Use Only	Application Type(s):
Case #:	
Fee Paid:	
PC Meeting Date:	
B of A Meeting Date:	
Newspaper Notice Date:	
Notice Letters Date:	

Project Info:	
Project Name: VANTAGE MOTORS	
Project Address: 10004 E. 350 Highway, Raytown, MO 64138	
Existing Zoning: HC	Existing Land Use: Commercial
Proposed Zoning: HC	Proposed Land Use: Commercial
Total Acreage:	

Applicant:	
Name of Applicant: Arash Kamali	Company (If Applicable): VANTAGE MOTORS LLC
Address: 10004 E. 350 Highway	
City: Raytown	State: MO Zip: 64138
Phone: 215.872.770	Email: arash_kamali@hotmail.com
Applicant Signature: X	



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

Property Owner:	
Name of Applicant: Arash Kamal	Company (If Applicable): AAK Investments LLC
Address: 141559 Granada cir City: Overland Park State: KS Zip: 66224	
Phone: 913.961.0990	Email: arash-kamal@hotmail.com
Property Owner Signature: X	

Please Give a Detailed Description of the Proposal Below:

Vantage Motors has been operating at its current 10004 E. 350 Highway location since 2010, when it redeveloped the northeast corner of Raytown Road and 350 Highway and created a successful vehicle sales business. Vantage Motors would like to continue operations at its home location in Raytown not only benefiting Vantage Motors, but also the immediate neighbors and the city of Raytown.



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

Additional Contact Information

Please provide additional contact information if applicable below:

Project Lead:			
Name:	Arash Kamali	Company:	Vantage Motors LLC
Address:	10000 E. 350 Highway	City:	Raytown
		State:	MO
		Zip:	64138
Phone:	913-961-0990	Email:	arash_kamali@hotmail.com
Developer:			
Name:	N/A	Company:	
Address:		City:	
		State:	
		Zip:	
Phone:		Email:	
Engineer:			
Name:	N/A	Company:	
Address:		City:	
		State:	
		Zip:	
Phone:		Email:	
Architect:			
Name:	N/A	Company:	
Address:		City:	
		State:	
		Zip:	
Phone:		Email:	
Surveyor:			
Name:	N/A	Company:	
Address:		City:	
		State:	
		Zip:	
Phone:		Email:	



Landscape Architect:			
Name:	N/A	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Attorney:			
Name:	N/A	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Other:			
Name:	N/A	Company:	
Address:		City:	State: Zip:
Phone:		Email:	

1. The proposed action will be in keeping with the character of the neighborhood because:

The requested action will help preserve the character of the neighborhood.
Vantage Motors has been in operation in Raytown at their current
location since 2010.

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

Vantage Motors has been in operation since 2010. The property
is currently zoned "Hc" within the 350 Highway / Blue Parkway
Corridor planning area which encourages development of commercial
areas.

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

N/A



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

N/A

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

The proposed use will not adversely affect nearby parcels; instead, it would help to preserve it.

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

If the application is denied, property owners will be forced to move Vantage Motors and its operation to a different location not only adversely affecting the nearby parcels but also limiting the development of immediate adjacent properties.

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

This application will enable the owner to maintain adequate public facilities and utilities to serve the proposed use.

8. The proposed development implements the Comprehensive Plan in the following ways:

The property is currently zoned "HC" and is located within the 350 Highway/Blue Parkway Corridor Planning area. One of the objectives of the zoning district is to encourage commercial areas to be planned and developed so as to result in attractive, viable and safe centers and clusters. Furthermore, automotive sales and repair is a conditional use for property

9. Additional comments:

Zoned HC and the 350 Highway / Blue Parkway Corridor Plan provides that the recommended future land use for the property is commercial uses, which includes automotive sales and repair.

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

DATE : 9/15/2023 11:07 AM
OPER : CD2
TKBY : Community Developmen
TERM : 34
REC# : R00751220

EG EnterGov 450.00
INV-00028763 450.00
- CAINVOICEFEE 450.0000

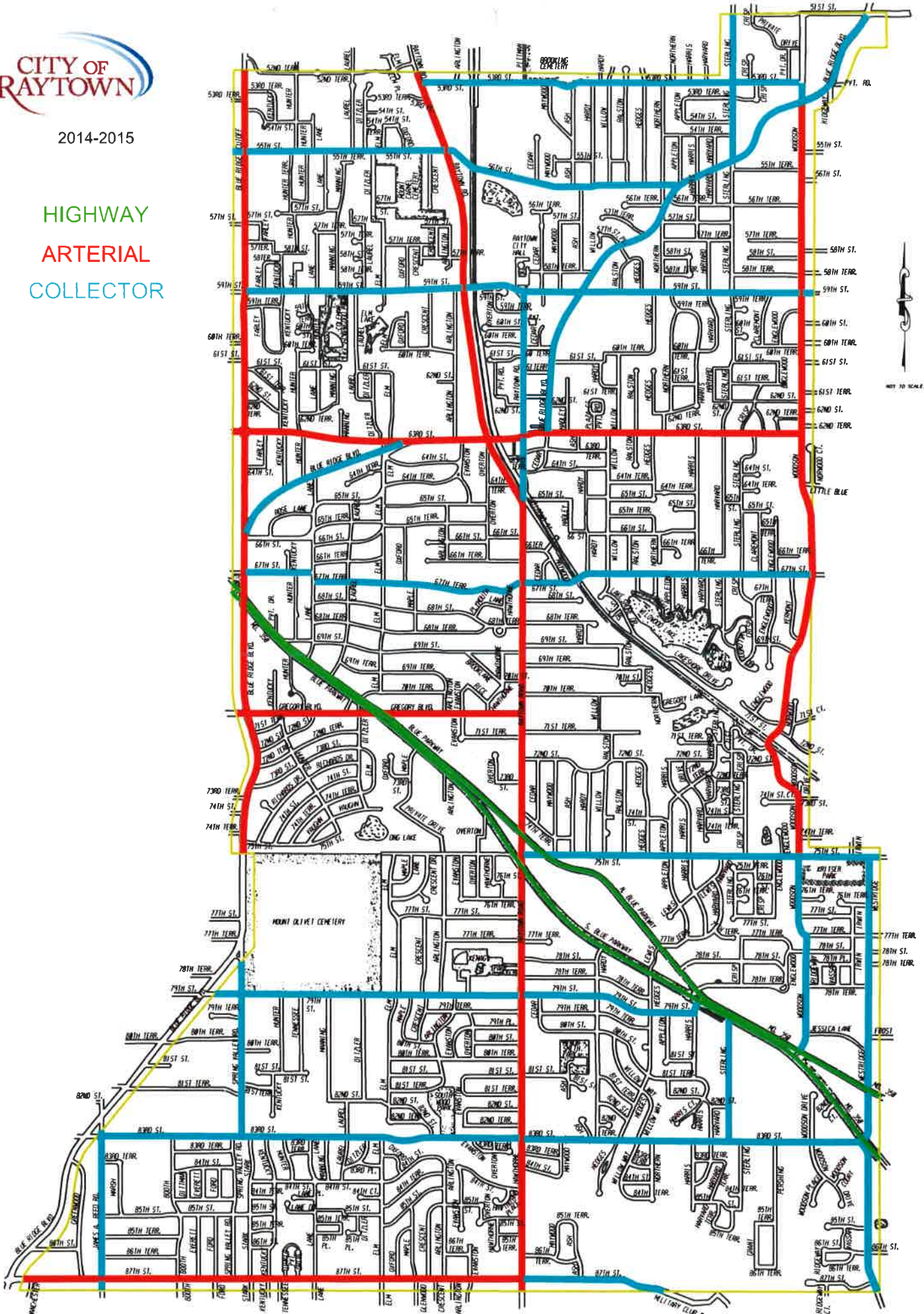
Paid By:LAARK INVESTMENTS LLC
2-CHK 450.00 REF:6793

APPLIED 450.00
TENDERED 450.00
CHANGE 0.00



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR



Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit

Notes

204.3 0 102.17 204.3 Feet

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

October 10, 2023
Re: Case No: PZ-2023-10

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 Arash Kamali, Vantage Motors, LLC., requesting the approval of a Conditional Use Permit for *“Vehicle Sales, New and Used”* for the property located at:

- 10004 E 350 Highway

This property consists of 0.73 acre of land and is located within the City of Raytown, Missouri. It is legally described as:

All that part of Lot 50, Green Valley, described as follows:

Beginning at the Northeast corner of U.S. Highway 50 and Raytown South Road; thence North a distance of 120 feet; thence Southeasterly 175 feet to a point 120 feet north of Right of Way line of Highway 50; thence South 120 feet; thence Northwesterly 175 feet along the North line of said Highway to the point of beginning, a subdivision in Raytown, Jackson County, Missouri.

All that part of lot 50, Green Valley, a subdivision in Raytown, Jackson County, Missouri, described as follows:

Beginning on the West line of said Lot 50 and 125 feet North of the Southwest corner thereof; thence South 47 degrees 57 minutes East, parallel to the Southwesterly line of said Lot 50, a distance of 175 feet; thence due South, parallel to the West line of said Lot 50, a distance of 24.34 feet to a point on the Northwesterly extension of a party wall; thence South 48 degrees 24 minutes East along said extended center line and along the center line of said wall, a distance of 9.80 feet; thence North 41 degrees 54 minutes 16 seconds East along the center line of a party wall, a distance of 24.44 feet; thence South 48 degrees 24 minutes East along the center line of a party wall, a distance of 56.20 feet; thence North 41 degrees 36 minutes East, a distance of .33 feet to the Northeasterly line of a building wall; thence South 47 degrees 58 minutes 23 seconds East along said Northeasterly line and the extension thereof, a distance of 101.48 feet; thence North 42 degrees 3 minutes East a distance of 48.44 feet to the Northeasterly line of said Lot 50; thence North 47 degrees 57 minutes West along said Northeasterly line, a distance of 183.72 feet; thence due South parallel to the West line of said Lot 50, a distance of 24.24 feet; thence North 47 degrees 57 minutes West parallel to said Northeasterly line, a distance of 16.24 feet; thence South 42 degrees 3 minutes West a distance of 6 feet to a point lying 24 feet distance from the Northeasterly line of said Lot 50; thence North 47 degrees 57 minutes West, parallel to said Northeasterly line a distance of 203.59 feet to a point on the West line of said Lot 50; thence due South along said West line, a distance of 42.68 feet to the point of beginning,

Also, an Easement 12 feet wide for signs, ingress and egress over a Tract described as follows: All that part of Lot 50, Green Valley, described as follows:

Beginning on the Southwesterly line of said Lot 50 and 275 feet Southeasterly of the Southwest corner thereof; thence North 47 degrees 57 minutes West along said Southwesterly line 12 feet; thence North 42 degrees 3 minutes East 100.7 feet; thence South 47 degrees 58 minutes 23 seconds East 12 feet; thence South 42 degrees 3 minutes East, 100.7 feet to the point of beginning, a subdivision in Raytown, Jackson County, Missouri.

“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, October 19, 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 November 2, 2023**. The full packet and agenda should be available for view on the City of Raytown website on Friday, October 27, 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, December 5, 2023**.

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E 59th 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 59th Street, by phone at (816)737-6059 or by email at 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.

SitusAddre	SitusCity	SitusSt	SitusZip	owner	owneraddre
7403 RAYTOWN RD	RAYTOWN	MO	64133	O REILLY INVESTMENT CO	PO BOX 9167
7403 RAYTOWN RD	RAYTOWN	MO	64133	TENANT	7403 RAYTOWN RD
10013 E 74TH TER	RAYTOWN	MO	64133	MJB PROPERTY LLC	14548 SHERWOOD
10013 E 74TH TER	RAYTOWN	MO	64133	RESIDENT	10013 E 74TH TER
10015 E 74TH TER	RAYTOWN	MO	64133	RESIDENT	10015 E 74TH TER
10100 E 74th TER	RAYTOWN	MO	64133	ISHMAEL CHRIS J & DORENE R	10100 E 74th TER
10101 E 74TH TER	RAYTOWN	MO	64133	MAIS ROBERT L & PENNY S-TRUSTEES	15919 S KIDWELL RD
10101 E 74TH TER	RAYTOWN	MO	64133	RESIDENT	10101 E 74TH TER
10103 E 74TH TER	RAYTOWN	MO	64133	RESIDENT	10103 E 74TH TER
10104 E 74TH TER	RAYTOWN	MO	64133	CHRYSOCOLLA PROPERTIES LLC	4224 NE PORT DR
10104 E 74TH TER	RAYTOWN	MO	64133	RESIDENT	10104 E 74TH TER
10105 E 74TH TER	RAYTOWN	MO	64133	MAIS ROBERT L & PENNY S-TRUSTEES	15919 S KIDWELL RD
10105 E 74TH TER	RAYTOWN	MO	64133	RESIDENT	10105 E 74TH TER
10107 E 74TH TER	RAYTOWN	MO	64133	RESIDENT	10107 E 74TH TER
10109 E 74TH TER	RAYTOWN	MO	64133	BUILES JULIAN A	10109 E 74TH TER
10111 E 74TH TER	RAYTOWN	MO	64133	TENANT	10111 E 74TH TER
10113 E 74TH TER	RAYTOWN	MO	64133	HIGGS JASON J	10113 E 74TH TER
7408 MAYWOOD AVE	RAYTOWN	MO	64133	O'CONNOR ALEC J & O'CONNOR AMY	7408 MAYWOOD AVE
10001 E M 350 HWY	RAYTOWN	MO	64133	MDC COASTAL I LLC	11995 EL CAMINO REAL
10001 E M 350 HWY	RAYTOWN	MO	64133	TENANT	10001 E M 350 HWY
10008 E M 350 HWY	RAYTOWN	MO	64133	NORDYKE STEPHEN KEITH & NANCY SUE	RT 1 BOX 646
10008 E M 350 HWY	RAYTOWN	MO	64133	TENANT	10008 E M 350 HWY
10012 E M 350 HWY	RAYTOWN	MO	64133	LAARK INVESTMENTS LLC	10004 E US 350 HWY
10012 E M 350 HWY	RAYTOWN	MO	64133	TENANT	10012 E M 350 HWY
10016 E M 350 HWY	RAYTOWN	MO	64133	LAARK INVESTMENTS LLC	10004 E US 350 HWY
10016 E M 350 HWY	RAYTOWN	MO	64133	TENANT	10016 E M 350 HWY

ownercity	ownerstate	ownerzipco
SPRINGFIELD	MO	65801-9167
LEAWOOD	KS	66224
GREENWOOD	MO	64034
LEES SUMMIT	MO	64064
GREENWOOD	MO	64034
RAYTOWN	MO	64133
RAYTOWN	MO	64133
RAYTOWN	MO	64133
SAN DIEGO	CA	92130
BUTLER	MO	64730
RAYTOWN	MO	64138
RAYTOWN	MO	64138