

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
March 7, 2024
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 – February 1, 2024, 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. Request to suspend the rules to place New Business before Old Business.

- a. Commission Discussion
- b. Motion
- c. Second
- d. Additional Board Discussion
- e. Vote

6. New Business:

A. Case No.: PZ-2024-01

Applicant: Andrew Osman, EIEIO Real Estate, LLC.

Reason: Requesting the approval of a Preliminary Plat for “Laurel 350 Highway” for the properties addressed as 9010 E. 350 Highway, 9014 E. 350 Highway, 6920 Laurel Ave., 9005 E. 69th Street, and 9002 E. 350 Hwy.

- 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 Application and Power Point by Staff
6. Presentation of Application by Applicant
7. Enter Relevant Applicant's Exhibits into Record as Necessary
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

B. Case No.: PZ-2024-02

Applicant: Andrew Osman, EIEIO Real Estate, LLC.

Reason: Requesting the approval of a Final Plat for "Laurel 350 Highway" for the properties addressed as 9010 E. 350 Highway, 9014 E. 350 Highway, 6920 Laurel Ave., 9005 E. 69th Street, and 9002 E. 350 Hwy.

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 Application and Power Point by Staff
6. Presentation of Application by Applicant
7. Enter Relevant Applicant's Exhibits into Record as Necessary
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

7. Old Business:

Case No.: PZ-2023-10

Applicant: Arash Kamali, Vantage Motors, LLC.

Reason: Requesting the approval of a Conditional Use Permit Final Plat for “Vehicle Sales, New & Used”

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 Application and Power Point by Staff
6. Presentation of Application by Applicant
7. Enter Relevant Applicant’s Exhibits into Record as Necessary
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

8. Other Business:

A motion to cancel or reschedule the July 4, 2024, Planning Commission Meeting.

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 – No applications have been received for the Thursday, April 4, 2024, meeting. The next Regular Planning Commission Meeting is Scheduled for Thursday, May 2, 2024, at 7:00 PM.

9. Adjourn

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING

MINUTES

February 1, 2024
7:00 pm
Council Meeting Chambers

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 7:00 PM,
2. **Call meeting to order and Roll Call**
Meyers: Present Thurman: Present Emerson: Absent Sneddon: Present
Jean-Paul: Present Frazier: Present Stock: Present Bruenger: Present
3. **Approval of Minutes:** Minutes of December 7, 2023, Regular Meeting were approved 7-0-1 upon a motion by Mr. Frazier and a second by Ms. Thurman.
4. **Public Discussion:** None.
5. **Old Business:**
 - A. **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. **Chairman Meyers announced that the applicant has requested to continue this item to the March 7, 2024 Planning Commission meeting.**
 2. **Commission Decision to continue the application.** Decision to continue case PZ-2023-10 to the March 7, 2024 Planning Commission Meeting was approved upon a motion by Ms. Stock and a second by Ms. Thurman.

VOTE: Motion passed 7-0-1
6. **New Business: None.**
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. **Chairman Meyers introduced the request.**

2. **Commission Decision to appoint a member of the RFP Selection Committee.**

Decision to appoint Mr. Jason Sneddon was approved upon a motion by Ms. Stock and a second by Mr. Frazier.

VOTE: Motion passed 7-0-1

3. **Additional Board Discussion.** The Commissioners asked additional questions. Their questions were answered by Assistant City Administrator, Missy Wilson, and Planning and Zoning Coordinator, Shana Kelly.

8. **Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, March 7, 2024, at 7:00 PM.**

9. **Meeting was adjourned at 7:27 PM.**

DRAFT



Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: PZ-2024-01
"Laurel 350 Highway" Preliminary Plat

Planning & Zoning Meeting Date: March 7, 2024

Board of Aldermen Date: N/A



Applicant: Andrew Osman | EIEIO Real Estate LLC.

Location: 9010 E. 350 Highway, 9014 E. 350 Highway, 6920 Laurel Ave., 9005 E. 69th Street., and 9002 E. 350 Highway.

Ward: 1

Property Owner: EIEIO Real Estate LLC.
ADLO Properties LLC.

Project Summary: The applicant is requesting the approval of a Preliminary Plat for two (2) lots for the purpose of reconfiguring the lots and dedicating easements to the City.

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

Background Information: The applicant, Andrew Osman, with EIEIO Real Estate and ADLO Properties, LLC., is requesting the approval of a Preliminary Plat for "Laurel 350 Highway," for the purpose of reconfiguring property lines and dedicating easements. The subject area includes 4 existing lots and a portion of another lot. All five (5) subject areas are currently zoned HC, Highway Commercial and are within the 350 Highway Corridor Overlay District. No development is proposed at this time. A Final Plat application is also required and is being heard concurrently with this application.

Total Land Area: 1.98 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **February 15, 2024**. A copy of the affidavit of publication is included with the attachments to this report. Letters were mailed to residents and property owners within 185 feet



of the subject property on **February 15, 2024**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **February 21, 2024**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	HC/350, Highway Commercial / 350 Corridor Overlay District	Single-family homes
South:	Public Right-of-Way (Highway)	Missouri Highway 350
East:	Public Right-of-Way (Local Street)	Laurel Ave.
West:	HC/350, Highway Commercial / 350 Corridor Overlay District	Commercial business (Title Max – Title Loans)

Street Classification: 350 Highway is classified as a Highway. Laurel Avenue is classified as a Local Street.

Vehicular and Pedestrian Access: There is no development proposed at this time. In the future, the site will be redeveloped in accordance with the HC, Highway Commercial Zoning District Requirements and the 350 Highway Corridor Overlay District Design guidelines, which will include a minimum five-foot (5') ADA-compliant sidewalk along the frontage of Highway 350, and appropriate vehicular and pedestrian circulation within the site.

FINDINGS OF FACT:

1. Conformance to the City of Raytown Ordinances

Staff has reviewed the submitted final plat with respect to the City of Raytown Subdivision Regulations (Chapter 38) and Zoning Regulations (Chapter 50). Staff has determined that the preliminary plat does meet City of Raytown regulations as pertains to the 1.98 acres of land located within the plat boundaries.

2. Suitability of the land for subdivision development

Utilities and sewer services are already available within the site. The properties are located along 350 Highway in the HC, Highway Commercial Zoning District. The site will be redeveloped at a later date for commercial use(s) according to all HC, Highway Commercial Zoning District standards and 350 Highway Corridor Overlay Design Guidelines.



3. Consistency with adjoining uses and platted property

Adjoining uses are mostly commercial properties along the Highway 350 Corridor with some residential to the north. The site is currently zoned for HC, Highway Commercial activities. The majority of the site is currently being used for commercial businesses. The replatting of the properties will not change the use of these lots, but rather, will allow the site to be redeveloped and for the appropriate easements to be dedicated to the City.

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

The subject area is currently served by all public facilities and utilities.

5. Consideration of planning principles on site including lot layout and topography

The site is relatively small and flat. The topography of the site does not present any issues. The proposed development will be required to meet all HC, Highway Commercial and 350 Highway Corridor Design guidelines. At the time of development, curbing, guttering and sidewalks will be required.

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
- Preliminary Plat
- Neighborhood Letter
- 185-ft Buffer Map
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Meeting Minutes
- Affidavit of Publication
- Application for Preliminary Plat
- Receipt of Paid Taxes



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

RECOMMENDATION:

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this Preliminary Plat application **PZ-2024-01** for the subject parcels located at 9010 E. 350 Highway, 9014 E. 350 Highway, 6920 Laurel Ave., 9005 E. 69th Street., and 9002 E. 350 Highway, in a manner consistent with the plat document provided by the applicant and contained in this staff report, and as modified by the recommended conditions listed below.

1. Prior to development, a Site Plan application must be submitted and approved.
2. Proposed development must conform to the City of Raytown HC, Highway Commercial Zoning District standards and 350 Highway Corridor Overlay District Design Guidelines.



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
Phone: 816-737-6014 • Fax: 816-737-6164

Site Photos (from Google)



Facing 9014 E. 350 Hwy (the old Sonic)



Facing 9002 & 9010 E. 350 Hwy – A parking lot and From the Earth Dispensary



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



The view from 350 Hwy looking towards Laurel Ave. and 9014 E. 350 Hwy (the old Sonic)



Facing 6920 Laurel Ave. (vacant residence)



Site frontage along 350 Highway

PRELIMINARY PLAT
LAUREL 350 HIGHWAY
PART OF THE BLOCK 25, LAUREL HEIGHTS IN SECTION 8, TOWNSHIP 48, RANGE 32
RAYTOWN, JACKSON COUNTY, MISSOURI

DESCRIPTION:
ALL OF LOTS 4, 6, 12, 13, AND THE SOUTHEASTERLY 55 FEET OF LOT 11, MEASURED ON FRONT AND REAR LINES, BLOCK 25, LAUREL HEIGHTS, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI.

PLAT DEDICATION:
THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS:
"LAUREL 350 HIGHWAY"

UTILITY EASEMENT DEDICATION:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYTOWN, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED ON THIS PLAT AS "UTILITY EASEMENTS" (ALL) OR WITHIN ANY STREET OR THROUGHFARE DEDICATED TO PUBLIC USE ON THE PLAT, GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

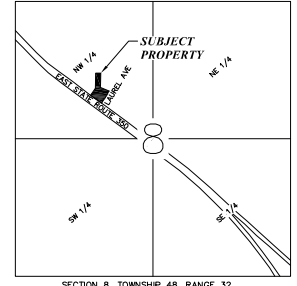
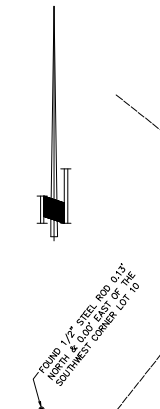
OWNER & DEVELOPER:
EIEBO REAL ESTATE, LLC
ATTN: ANDREW OSMAN
9121 BOND
OVERLAND PARK, KANSAS 66214
913-648-6500

OWNER & DEVELOPER:
ADLO PROPERTIES, LLC
ATTN: ANDREW OSMAN
9121 BOND
OVERLAND PARK, KANSAS 66214
913-648-6500

SURVEYOR:
ANDERSON SURVEY COMPANY
ATTENTION: ROBERT J. ANDERSON
1270 N. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64094
816-246-0000

LOT 2
22,847 SQUARE FEET
0.525 ACRES
OWNER:
ADLO PROPERTIES, LLC

LOT 1
63,351 SQUARE FEET
1.454 ACRES
OWNER:
EIEBO REAL ESTATE, LLC



APPROVED:
THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT OF "LAUREL 350 HIGHWAY" WAS SUBMITTED TO AND DULY APPROVED BY THE FOLLOWING MEMBERS OF THE CITY OF RAYTOWN, MISSOURI, THIS _____ DAY OF _____, 2024, BY ORDINANCE NO. _____

DIANE EGGER DIRECTOR OF COMMUNITY DEVELOPMENT	_____	DATE
ROBINSON CAMP DIRECTOR OF PUBLIC WORKS	_____	DATE
TERESA HENRY CITY CLERK	_____	DATE
JACKSON COUNTY ASSESSMENT DEPARTMENT	_____	DATE

IN TESTIMONY WHEREOF:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF _____, 2024.

EIEBO REAL ESTATE, LLC
BY _____
ANDREW OSMAN

STATE OF _____, S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024 BEFORE ME APPEARED ANDREW OSMAN, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE IS THE MANAGER OF EIEBO REAL ESTATE, LLC, THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND SAID ANDREW OSMAN ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:
I HAVE HERETO SET MY HAND AND AFFIRMED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____ PRINTED NAME _____ MY COMMISSION EXPIRES: _____

IN TESTIMONY WHEREOF:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF _____, 2024.

ADLO PROPERTIES, LLC
BY _____
ANDREW OSMAN

STATE OF _____, S.S.
COUNTY OF _____

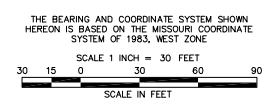
ON THIS _____ DAY OF _____, 2024 BEFORE ME APPEARED ANDREW OSMAN, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE IS THE MANAGER OF ADLO PROPERTIES, LLC, THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND SAID ANDREW OSMAN ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:
I HAVE HERETO SET MY HAND AND AFFIRMED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____ PRINTED NAME _____ MY COMMISSION EXPIRES: _____

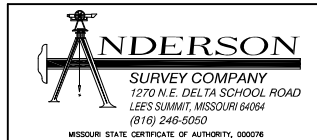
LEGEND

—P—	OVERHEAD POWER LINE
—T—	OVERHEAD TELEPHONE LINE
—TV—	OVERHEAD TELEVISION LINE
—SS—	SANITARY SEWER LINE
—SB—	STORM SEWER LINE
—G—	UNDERGROUND GAS LINE
—UT—	UNDERGROUND TELEPHONE LINE
—W—	UNDERGROUND WATER LINE
—W—	UNDERGROUND WATER LINE



- MONUMENT LEGEND**
- = SET 1/2" STEEL ROD WITH PLASTIC CAP STAMPED "ASC MLS760 KLS3" ON PROPERTY CORNER, UNLESS NOTED OTHERWISE.
 - = FOUND 1/2" STEEL ROD WITH PLASTIC CAP STAMPED "ASC MLS760 KLS3" ON PROPERTY CORNER, UNLESS NOTED OTHERWISE.
 - = FOUND 1/2" STEEL ROD ON PROPERTY CORNER, UNLESS NOTED OTHERWISE.
 - ⊕ = FOUND CHISELED "+" ON PROPERTY CORNER, UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF "LAUREL 350 HIGHWAY", IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.



ROBERT J. ANDERSON
P.L.S. #2010000242

EXHIBIT "A"

FOR: EIEIO REAL ESTATE, LLC
9121 BOND
OVERLAND PARK, KANSAS 66214

DATE: APRIL 22, 2022

DESCRIPTION – UTILITY EASEMENT:

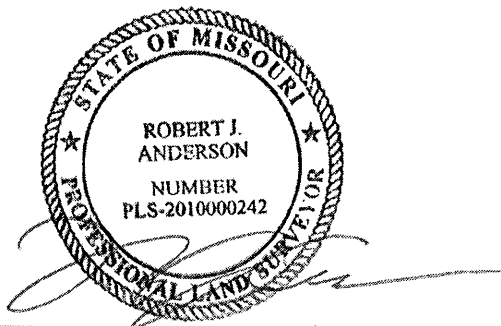
A 20 FOOT STRIP OF LAND BEING PART OF LOTS 4, 6, 11, 12, AND 13, BLOCK 25, LAUREL HEIGHTS, A SUBDIVISION IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 38°-20'-53" EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 34.52 FEET; THENCE CONTINUING ALONG SAID EAST LINE OF LOT 13 AND ALONG THE EAST LINE OF SAID LOT 4, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1475.00 FEET, A CENTRAL ANGLE OF 4°-38'-20", AND AN ARC DISTANCE OF 119.42 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 51°-35'-23" WEST, A DISTANCE OF 248.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; SAID POINT BEING THE TERMINUS POINT; THE SIDELINES OF SAID STRIP SHALL EXTEND OR CONTRACT TO MATCH THE EAST LINE OF SAID LOTS 4 AND 13 ON THE SOUTHEAST END AND THE WEST LINE OF LOT 6 AND THE WEST LINE OF THE SOUTHEASTERLY 55 FEET OF LOT 11 ON THE NORTHWEST END.

AND

A 10 FOOT STRIP OF LAND BEING PART OF LOTS 4 AND 6, BLOCK 25, LAUREL HEIGHTS, A SUBDIVISION IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;



COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 25 OF SAID SUBDIVISION; THENCE NORTH 38°-20'-53" EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 34.52 FEET; THENCE CONTINUING ALONG SAID EAST LINE OF LOT 13 AND ALONG THE EAST LINE OF SAID LOT 4, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1475.00 FEET, A CENTRAL ANGLE OF 4°-38'-20", AND AN ARC DISTANCE OF 119.42 FEET; THENCE NORTH 51°-35'-23" WEST, A DISTANCE OF 195.25 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 6, SAID POINT BEING THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 38°-24'-12" EAST ALONG THE SOUTHEAST LINE OF SAID LOT 6, A DISTANCE 96.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 6 AND THE TERMINUS POINT; THE SIDELINES OF SAID STRIP SHALL EXTEND OR CONTRACT TO MATCH THE NORTHEAST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID LOT 6 ON THE NORTHEAST END.



4/25/2022

ROBERT J. ANDERSON, PLS #1648
ANDERSON SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
PHONE: (816) 246-5050



February 8, 2024
Re: Case No: PZ-2024-01

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Preliminary Plat application filed by Andrew Osman of EIEIO Real Estate, requesting the approval of a Preliminary Plat for **Laurel 350 Highway** for the properties located at:

- 9010 E 350 Hwy;
- 9014 E 350 Hwy;
- 6920 Laurel Ave.;
- 9005 E 69th Street; and,
- 9002 E 350 Hwy

These properties cumulatively consist of 2.0 acres of land, are located within the City of Raytown, Missouri and are generally located at northwest corner of Highway 350 and Laurel Avenue.

The property owner(s) of these five (5) parcels requests the approval of a Preliminary Plat for Laurel 350 Highway, which is generally located at the northwest corner of Highway 350 and Laurel Avenue, for the purpose of future redevelopment of the site(s).

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 **1:00pm on Wednesday, February 21, 2024**, 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.

For your convenience, a Zoom link is also provided if you would prefer to attend virtually:

Zoom link: <https://zoom.us/join>

<https://lagoon.zoom.us/j/82766613643?pwd=SHdsdldVMVNPdHVVoODkyTWtwbncvUT09>

Personal Meeting ID - 827-6661-3643

Passcode - 397957

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday March 7, 2024**. The full packet and agenda should be available for view on the City of Raytown website on **Friday, March 1, 2024**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, April 9, 2024**.

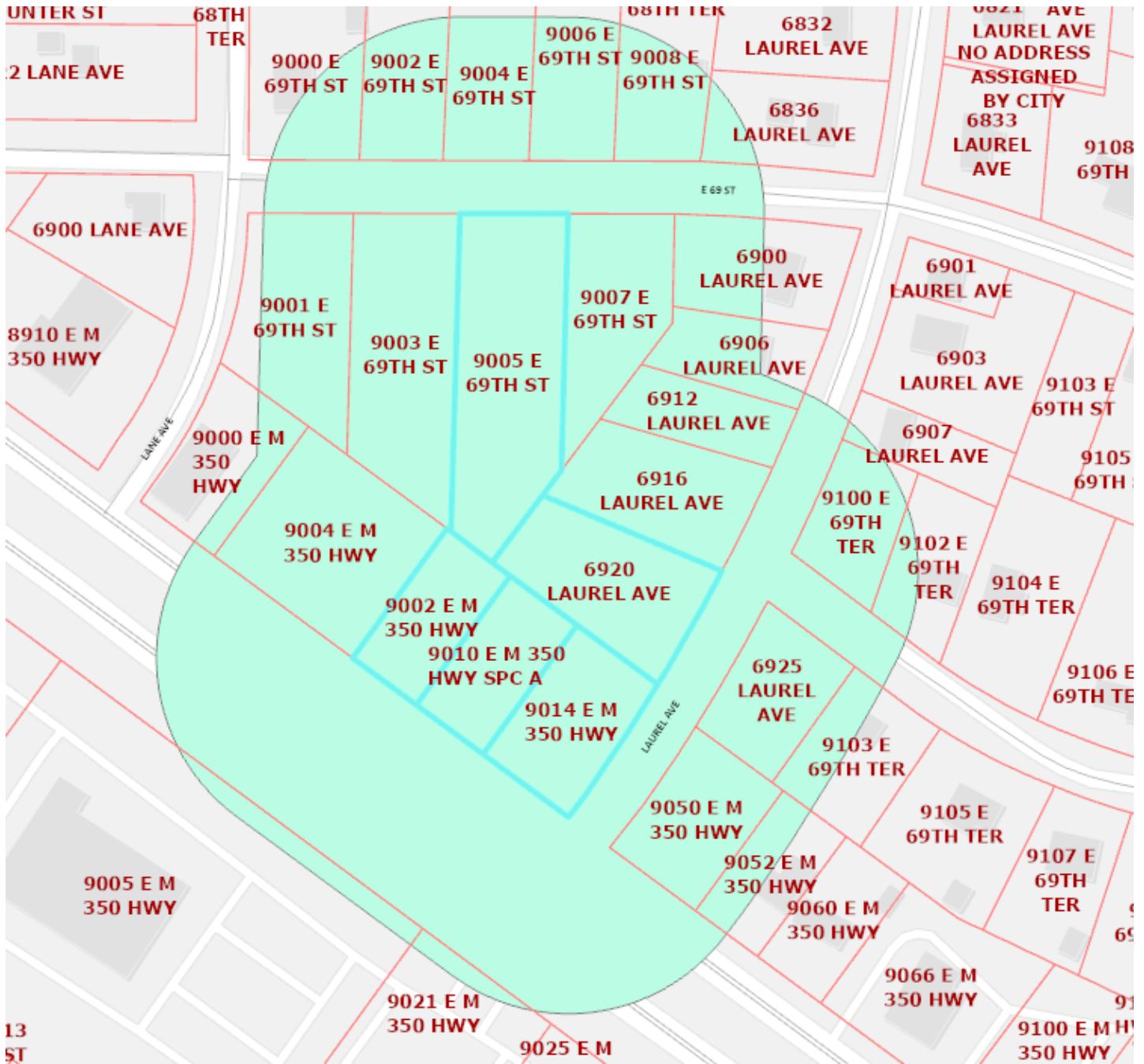
All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E 59th Street, Raytown, MO 64133.

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.

Properties within 185 feet buffer area of:

- 9010 E 350 Hwy
- 9014 E 350 Hwy
- 6920 Laurel Ave.
- 9005 E 69th St.
- 9002 E 350 Hwy



Shana Kelly

From: Andrew Osman <andrew@arorealestate.com>
Sent: Friday, February 23, 2024 9:19 AM
To: Shana Kelly
Cc: Missy Wilson
Subject: Laurel 350 Highway - Neighborhood meeting
Attachments: Laurel 350 Highway - Neighborhood meeting 2-21-24.pdf

Morning –

As part of our preliminary plat application we held a public interact meeting this past Wednesday February 21st at City Hall. Attached is the sign in sheet in which 3 citizens participated – 2 in person and 1 via zoom. The meeting lasted approximately 25 minutes starting with a brief history of the land acquisition and reasoning behind combining the tracts. I then allowed for public comments and questions. In my opinion, all three residents understood what we were trying to accomplish and were supportive of the process. They believe the area along 350 Highway should be cleaned up and this was a step in the right direction.

I wanted to let you know that due to a scheduling conflict, I will be traveling on an airplane at the same time as the planning commission meeting on March 7th. My father, Steve Osman, will be the one to present the preliminary plat request to planning commission that evening and will bring the enlarged poster boards showing the plans to City Hall that evening. In the event there are questions which my father cant answer, hopefully staff can assist.

Thanks.

Andrew Osman
ARO Real Estate
9121 Bond
Overland Park, Kansas 66214
(913) 648-6900 x1 Office
(913) 707-0420 Cell
Email - andrew@arorealestate.com

Kansas City Daily Record
920 Main St
Kansas City, MO, 64105
Phone: 8163841801 Fax: 0

The Daily Record

KANSAS CITY

Affidavit of Publication

To: Raytown, City Of, Missouri - City Clerk
10000 E 59Th St
Raytown, MO, 641333915

Re: Legal Notice 2582416, 9010 E. 350 Hwy., 9014 E. 350 Hwy.,
6920 Laurel Ave.

State of MO

County of Missouri

}
} SS:
}

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 Missouri, 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: 02/16/2024.

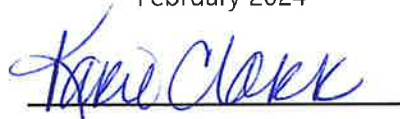
Publishers fee: \$10.80

By:

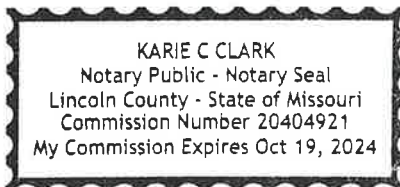

Amanda Loyet

Sworn to me on this 19th day of
February 2024

By:



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



Notice of Public Hearings

Affected Properties: 9010 E. 350 Hwy., 9014 E. 350 Hwy., 6920 Laurel Ave., 9005 E 69th Street., and 9002 E 350 Hwy.

A public hearing to consider a Preliminary Plat application for **Laurel 350 Highway**, filed by the property owner, Andrew Osman, E1E10 Real Estate, on five (5) parcels of land within the HC/350, Highway Commercial/350 Highway Corridor Overlay District, addressed as 9010 E. 350 Hwy., 9014 E. 350 Hwy., 6920 Laurel Ave., 9005 E 69th Street., and 9002 E 350 Hwy., in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, March 7, 2024.

The packet and agenda should be available for view on the City of Raytown website on Friday, March 1, 2024.

The Raytown Board of Aldermen will also hold a public hearing to consider this Preliminary Plat application, tentatively scheduled for 7:00pm on Tuesday, April 9, 2024.

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.

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.

2582416 Jackson Feb. 16, 2024

February 8, 2024
Re: Case No: PZ-2024-01

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Preliminary Plat application filed by Andrew Osman of EIEIO Real Estate, requesting the approval of a Preliminary Plat for **Laurel 350 Highway** for the properties located at:

- 9010 E 350 Hwy;
- 9014 E 350 Hwy;
- 6920 Laurel Ave.;
- 9005 E 69th Street; and,
- 9002 E 350 Hwy

These properties cumulatively consist of 2.0 acres of land, are located within the City of Raytown, Missouri and are generally located at northwest corner of Highway 350 and Laurel Avenue.

The property owner(s) of these five (5) parcels requests the approval of a Preliminary Plat for Laurel 350 Highway, which is generally located at the northwest corner of Highway 350 and Laurel Avenue, for the purpose of future redevelopment of the site(s).

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 **1:00pm on Wednesday, February 21, 2024**, 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.

For your convenience, a Zoom link is also provided if you would prefer to attend virtually:

Zoom link: <https://zoom.us/join>

<https://lagoon.zoom.us/j/82766613643?pwd=SHdsdldVMVNPdHVVoODkyTWtwbncvUT09>

Personal Meeting ID - 827-6661-3643

Passcode - 397957

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday March 7, 2024**. The full packet and agenda should be available for view on the City of Raytown website on **Friday, March 1, 2024**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, April 9, 2024**.

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.

Shana Kelly

From: Andrew Osman <andrew@arorealestate.com>
Sent: Friday, February 23, 2024 9:19 AM
To: Shana Kelly
Cc: Missy Wilson
Subject: Laurel 350 Highway - Neighborhood meeting
Attachments: Laurel 350 Highway - Neighborhood meeting 2-21-24.pdf

Morning –

As part of our preliminary plat application we held a public interact meeting this past Wednesday February 21st at City Hall. Attached is the sign in sheet in which 3 citizens participated – 2 in person and 1 via zoom. The meeting lasted approximately 25 minutes starting with a brief history of the land acquisition and reasoning behind combining the tracts. I then allowed for public comments and questions. In my opinion, all three residents understood what we were trying to accomplish and were supportive of the process. They believe the area along 350 Highway should be cleaned up and this was a step in the right direction.

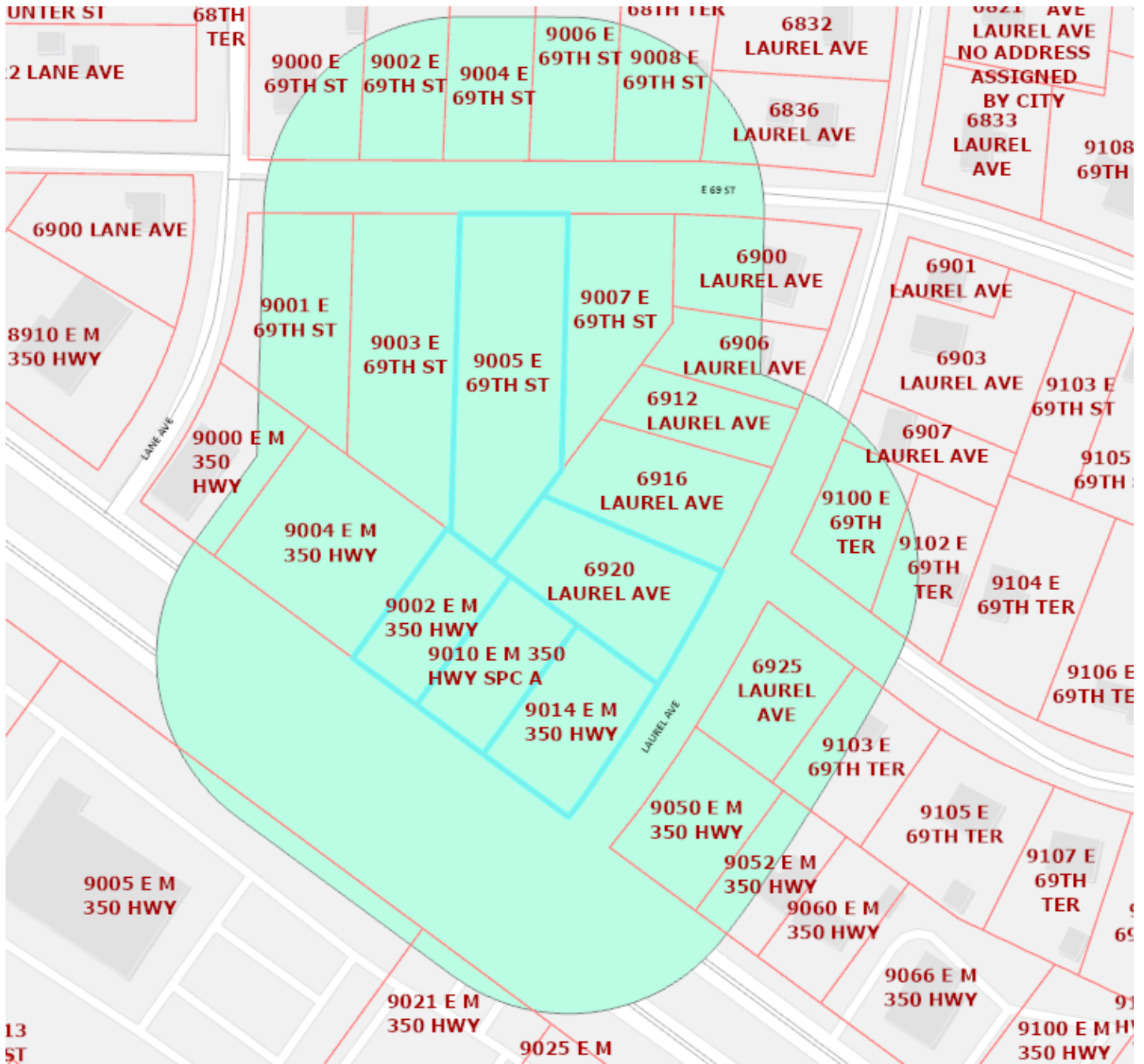
I wanted to let you know that due to a scheduling conflict, I will be traveling on an airplane at the same time as the planning commission meeting on March 7th. My father, Steve Osman, will be the one to present the preliminary plat request to planning commission that evening and will bring the enlarged poster boards showing the plans to City Hall that evening. In the event there are questions which my father cant answer, hopefully staff can assist.

Thanks.

Andrew Osman
ARO Real Estate
9121 Bond
Overland Park, Kansas 66214
(913) 648-6900 x1 Office
(913) 707-0420 Cell
Email - andrew@arorealestate.com

Properties within 185 feet buffer area of:

- 9010 E 350 Hwy
- 9014 E 350 Hwy
- 6920 Laurel Ave.
- 9005 E 69th St.
- 9002 E 350 Hwy





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

PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #: PLAT-000162-2024	Preliminary Plat
Fee Paid: \$312.00	
PC Meeting Date: 3/7/24	
B of A Meeting Date: N/A	
Newspaper Notice Date: 2/13/24	
Notice Letters Date: 2/15/24	

Project Info:	
Project Name: Laurel 350 Highway	
Project Address: 9010-9014 E 350 Hwy Raytown MO	
Existing Zoning: HC/350 CHHWY 350	Existing Land Use: Commercial
Proposed Zoning: HC/350 CHHWY 350	Proposed Land Use: Commercial
Total Acreage: 1.98 Acres	

9010 E 350 Hwy
 9014 E 350 Hwy
 6920 Laurel Ave.
 9005 E 69th St.
 9002 E 350 Hwy

Applicant:	
Name of Applicant: Andrew OSMAN	Company (If Applicable): EIEIO Real Estate LLC
Address: 9121 Bond City: Overland Park State: KS Zip: 66214	
Phone: 913-648-6900	Email: Andrew@ARORealEstate.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 Owner: <i>Andrew OSMAN</i>	Company (If Applicable): <i>EIEIO Real Estate</i>
Address: <i>9121 Bond</i> City: <i>Overland Park</i> State: <i>KS</i> Zip: <i>66214</i>	
Phone: <i>913-648-6900</i>	Email: <i>Andrew@ARORealEstate.com</i>
Property Owner Signature: <i>[Signature]</i>	
X	

Please Give a Detailed Description of the Proposal Below:
<i>Consolidating the tracts of land owned into 2 lots</i>



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:	_____	Company:	
Address:			
	City:	State:	Zip:
Phone:		Email:	
Developer:			
Name:	Andrew OSMAN	Company:	EIEIO Real Estate LLC
Address:	9121 Bond	City: Overland Park	State: KS Zip: 66214
Phone:	913-648-6900	Email:	Andrew@ARORealEstate.com
Engineer:			
Name:	_____	Company:	
Address:			
	City:	State:	Zip:
Phone:		Email:	
Architect:			
Name:	_____	Company:	
Address:			
	City:	State:	Zip:
Phone:		Email:	
Surveyor:			
Name:	Bob Anderson	Company:	Anderson Survey Company
Address:	1270 NE Delta School Rd	City: Lees Summit	State: MO Zip: 64064
Phone:	816-246-5050	Email:	Bob@AndersonSurvey.com



Landscape Architect:			
Name:	_____	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Attorney:			
Name:	_____	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Other:			
Name:	_____	Company:	
Address:		City:	State: Zip:
Phone:		Email:	

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

Keeping all properties the same but changing lot size, parcel ID's and adhering to Hwy 350 Corridor plan

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

Keeping everything status quo for the time being

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

part of the property is occupied and part of the property has been vacant for 2 years



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

the property is being zoned commercial

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

NONE

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

the inability to plan for future use

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

easements are referenced on the lots

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

addresses the 350 Hwy plan

9. Additional comments:

RECEIPT (REC-029350-2024)
FOR CITY OF RAYTOWN

BILLING CONTACT
ONYX 7 RETAIL
9010 E 350 HWY
RAYTOWN, MO 64133



Payment Date: 01/05/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
PLAT-000161-2024	Preliminary Plat Fee (Per lot)	Fee Payment	Check #1458	\$462.00
9010 E STATE ROUTE 350 Raytown, MO 64133			SUB TOTAL	\$462.00
			TOTAL	\$462.00



Official Tax Payment Receipt

Receipt No.: 14031051 **Date and Time:** 12/28/2023 02:38 **Print Date:** 02/08/2024

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-14-12-00-0-00-000	2023	022	\$3,003.03	\$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
EIEIO REAL ESTATE LLC	PO BOX 6821 ,LEAWOOD ,KS66206	Electronic Check	\$3,003.03

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
45-520-14-12-00-0-00-000	EIEIO REAL ESTATE LLC	PO BOX 6821, LEAWOOD, KS 66206	08/25/2021	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
45-520-14-12-00-0-00-000	2023	BOARD OF DISABLED SERVICES	23.9974
	2023	CITY - RAYTOWN	127.0925
	2023	FIRE DISTRICT - RAYTOWN	363.0449
	2023	JACKSON COUNTY	171.4677
	2023	MENTAL HEALTH	31.9407
	2023	METRO JUNIOR COLLEGE	59.6584
	2023	MID-CONTINENT LIBRARY	97.5650
	2023	RAYTOWN SCHOOL C-II	2118.2087
	2023	STATE BLIND PENSION	10.0548

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
45-520-14-12-00-0-00-000	LAUREL HEIGHTS	1
	LOT 4 BLK 25	2

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

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

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

Official Tax Payment Receipt

Receipt No.: 14117946 **Date and Time:** 01/12/2024 04:08 **Print Date:** 02/08/2024

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-14-03-00-0-00-000	2023	022	\$2,263.39	\$0.00	A/V Principal-Residential
	2023	022	\$33.95	\$0.00	Property Tax Interest
	2023	022	\$68.92	\$0.00	Chapter 52 Fee
	2023	022	\$114.87	\$0.00	Chapter 141 Fee

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
ADLO PROPERTIES LLC	PO BOX 6821 ,LEAWOOD ,KS66206	Electronic Check	\$2,481.13

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
45-520-14-03-00-0-00-000	ADLO PROPERTIES LLC	PO BOX 6821, LEAWOOD, KS 66206	08/30/2023	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
45-520-14-03-00-0-00-000	2023	BOARD OF DISABLED SERVICES	18.0869
	2023	CITY - RAYTOWN	95.7899
	2023	FIRE DISTRICT - RAYTOWN	273.6277
	2023	JACKSON COUNTY	129.2355
	2023	MENTAL HEALTH	24.0738
	2023	METRO JUNIOR COLLEGE	44.9647
	2023	MID-CONTINENT LIBRARY	73.5349
	2023	RAYTOWN SCHOOL C-II	1596.4983
	2023	STATE BLIND PENSION	7.5783

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
45-520-14-03-00-0-00-000	LAUREL HEIGHTS---LOT 6 BLK 25	1

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

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

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

Official Tax Payment Receipt

Receipt No.: 14026532 **Date and Time:** 12/28/2023 12:27 **Print Date:** 02/08/2024

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-14-10-00-0-00-000	2023	022	\$6,666.24	\$0.00	A/V Principal- Commercial
	2023	REPL	\$1,069.13	\$0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
EIEIO REAL ESTATE LLC	PO BOX 6821 ,LEAWOOD ,KS66206	Electronic Check	\$7,735.37

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
45-520-14-10-00-0-00-000	EIEIO REAL ESTATE LLC	PO BOX 6821, LEAWOOD, KS 66206	08/30/2023	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
45-520-14-10-00-0-00-000	2023	BOARD OF DISABLED SERVICES	53.2704
	2023	CITY - RAYTOWN	282.1248
	2023	FIRE DISTRICT - RAYTOWN	805.9008
	2023	JACKSON COUNTY	380.6304
	2023	MENTAL HEALTH	70.9032
	2023	METRO JUNIOR COLLEGE	132.4320
	2023	MID-CONTINENT LIBRARY	216.5784
	2023	RAYTOWN SCHOOL C-II	4702.0800
	2023	REPLACEMENT TAX	1069.1300
	2023	STATE BLIND PENSION	22.3200

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
45-520-14-10-00-0-00-000	LAUREL HEIGHTS	1
	SELY 80' LOT 12 BLK 25	2

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

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

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

Official Tax Payment Receipt

Receipt No.: 14026541 **Date and Time:** 12/28/2023 12:28 **Print Date:** 02/08/2024

Receipt Details					
Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-14-11-00-0-00-000	2023	022	\$6,193.15	\$0.00	A/V Principal- Commercial
	2023	REPL	\$993.25	\$0.00	Replacement Tax

Payer Name and Address Information			
Name	Address	Tender Type	Amount Tendered
EIEIO REAL ESTATE LLC	PO BOX 6821 ,LEAWOOD ,KS66206	Electronic Check	\$7,186.40

Owner Name and Address Information				
Parcel No.	Name	Address	Since	To
45-520-14-11-00-0-00-000	EIEIO REAL ESTATE LLC	PO BOX 6821, LEAWOOD, KS 66206	08/30/2023	Current

Distribution of Districts			
Parcel No.	Tax Year	Agency	Amount
45-520-14-11-00-0-00-000	2023	BOARD OF DISABLED SERVICES	49.4899
	2023	CITY - RAYTOWN	262.1030
	2023	FIRE DISTRICT - RAYTOWN	748.7076
	2023	JACKSON COUNTY	353.6178
	2023	MENTAL HEALTH	65.8713
	2023	METRO JUNIOR COLLEGE	123.0336
	2023	MID-CONTINENT LIBRARY	201.2083
	2023	RAYTOWN SCHOOL C-II	4368.3826
	2023	REPLACEMENT TAX	993.2500
	2023	STATE BLIND PENSION	20.7360

Motor Vehicles										
Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets			
Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions		
Parcel No.	Legal Line	Line No.
45-520-14-11-00-0-00-000	LAUREL HEIGHTS	1
	LOT 13 BLK 25	2

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

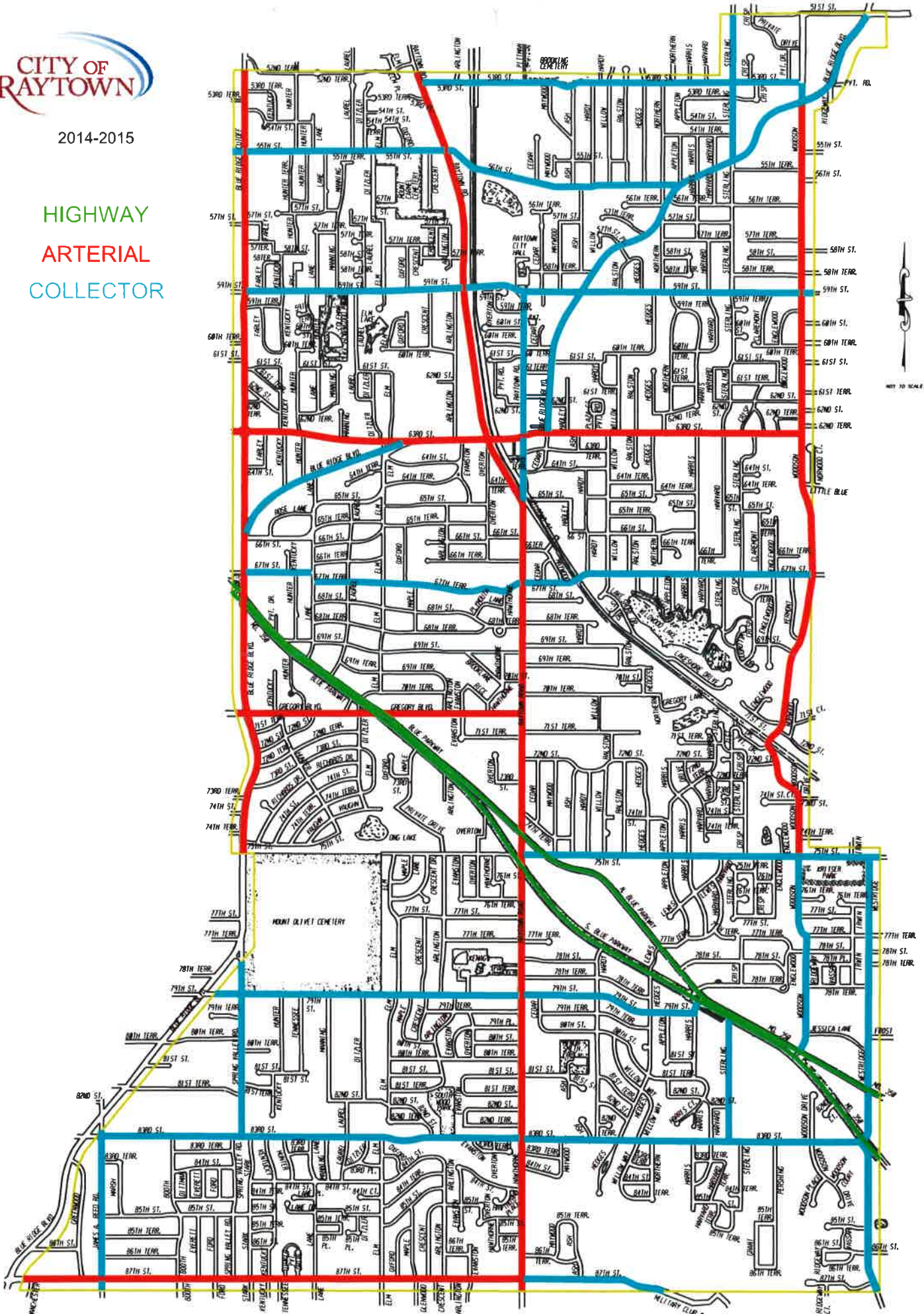
Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

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



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR





Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: PZ-2024-02
"Laurel 350 Highway" Final Plat

Planning & Zoning Meeting Date: March 7, 2024

Board of Aldermen Dates: April 9, 2024 and April 16, 2024



Applicant: Andrew Osman | EIEIO Real Estate LLC.

Location: 9010 E. 350 Highway, 9014 E. 350 Highway, 6920 Laurel Ave., 9005 E. 69th Street., and 9002 E. 350 Highway.

Ward: 1

Property Owner: EIEIO Real Estate LLC.
ADLO Properties LLC.

Project Summary: The applicant is requesting the approval of a Final Plat for two (2) lots for the purpose of reconfiguring the lots and dedicating easements to the City.

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

Background Information: The applicant, Andrew Osman, with EIEIO Real Estate and ADLO Properties, LLC., is requesting the approval of a Final Plat for "Laurel 350 Highway," for the purpose of reconfiguring the property lines and dedicating easements. The subject area includes 4 existing lots and a portion of another lot. All five (5) subject areas are currently zoned HC, Highway Commercial and are within the 350 Highway Corridor Overlay District. No development is proposed at this time. This Final Plat application is being heard concurrently with the Preliminary Plat application.

Total Land Area: 1.98 Acres

Public Noticing: No public noticing is required on Final Plat applications, however, due to the Preliminary Plat application, which is running concurrently, a public hearing notice was published in *The Daily Record Kansas City*, on **February 15, 2024**. A copy of the affidavit of



publication is included with the attachments to this report. In addition, letters were mailed to residents and property owners within 185 feet of the subject property on **February 15, 2024**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: No neighborhood meeting is required on Final Plat applications, however, due to the Preliminary Plat application, which is running concurrently, the applicant held a neighborhood meeting on **February 21, 2024**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	HC/350, Highway Commercial / 350 Corridor Overlay District	Single-family homes
South:	Public Right-of-Way (Highway)	Missouri Highway 350
East:	Public Right-of-Way (Local Street)	Laurel Ave.
West:	HC/350, Highway Commercial / 350 Corridor Overlay District	Commercial business (Title Max – Title Loans)

Street Classification: 350 Highway is classified as a Highway. Laurel Avenue is classified as a Local Street.

Vehicular and Pedestrian Access: There is no development proposed at this time. In the future, the site will be redeveloped in accordance with the HC, Highway Commercial Zoning District Requirements and the 350 Highway Corridor Overlay District Design guidelines, which will include a minimum five-foot (5') ADA-compliant sidewalk along the frontage of Highway 350, and appropriate vehicular and pedestrian circulation within the site.

FINDINGS OF FACT:

1. Conformance to the City of Raytown Ordinances

Staff has reviewed the submitted final plat with respect to the City of Raytown Subdivision Regulations (Chapter 38) and Zoning Regulations (Chapter 50). Staff has determined that the final plat documents do meet City of Raytown regulations as pertains to the 1.98 acres of land located within the plat boundaries.

2. Suitability of the land for subdivision development

Utilities and sewer services are already available within the site. The properties are located along 350 Highway in the HC, Highway Commercial Zoning District. The site will be redeveloped at a later date for commercial use(s) according to all HC, Highway Commercial Zoning District standards and 350 Highway Corridor Overlay Design Guidelines.



3. Consistency with adjoining uses and platted property

Adjoining uses are mostly commercial properties along the Highway 350 Corridor with some residential to the north. The site is currently zoned for HC, Highway Commercial activities. The majority of the site is currently being used for commercial businesses. The replatting of the properties will not change the use of these lots, but rather, will allow the site to be redeveloped and for the appropriate easements to be dedicated to the City.

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

The subject area is currently served by all public facilities and utilities.

5. Consideration of planning principles on site including lot layout and topography

The site is relatively small and flat. The topography of the site does not present any issues. The proposed development will be required to meet all HC, Highway Commercial and 350 Highway Corridor Design guidelines. At the time of development, curbing, guttering and sidewalks will be required.

OPTION FOR PUBLIC IMPROVEMENTS:

Section 38-7 of the Raytown Municipal Code allows the applicant of platting applications to select from the following options regarding the implementation of public improvements:

1. The completion of improvements;
2. The bonding of improvements;
3. To enter into an escrow agreement; and,
4. To delay construction or bonding until after final approval.

The applicant has selected Option No. 3, to enter into an Escrow Agreement.

This option allows the applicant to enter into an escrow agreement with the city and an escrow holder for the public improvements which will be completed at the time of development. Public improvements for this project include, but is not limited to, the construction of a five-foot (5') ADA-compliant sidewalk, curbing, and guttering along the frontage of 350 Highway. The complete scope of work will be determined at the time of development.

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
- Final Plat
- Affidavit of Publication
- Neighborhood Letter
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Meeting Summary
- 185-foot Buffer Map
- Application for Final Plat
- Receipt of Paid Taxes
- Street Classification Map

RECOMMENDATION:

Staff recommends that the Planning Commission consider recommending **APPROVAL** of this Final Plat application **PZ-2024-02** for the subject parcels located at 9010 E. 350 Highway, 9014 E. 350 Highway, 6920 Laurel Ave., 9005 E. 69th Street., and 9002 E. 350 Highway, in a manner consistent with the plat document provided by the applicant and contained in this staff report, and as modified by the recommended conditions listed below.

1. Prior to the approval and recording of the Final Plat, an escrow check will be collected for the future construction of public improvements. The full cost of these improvements will be determined at the time of development and may exceed the amount of the collected escrow check. The applicant is responsible for the cost of all required public improvements if there are additional fees above the collected escrow amount.
2. Prior to development, a Site Plan application must be submitted and approved.
3. Proposed development must conform to the City of Raytown HC, Highway Commercial Zoning District standards and 350 Highway Corridor Overlay District Design Guidelines.

Zoning Map





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

Site Photos (from Google)



Facing 9014 E. 350 Hwy (the old Sonic)



Facing 9002 & 9010 E. 350 Hwy – A parking lot and From the Earth Dispensary



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



The view from 350 Hwy looking towards Laurel Ave. and 9014 E. 350 Hwy (the old Sonic)



Facing 6920 Laurel Ave. (vacant residence)



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



Site frontage long 350 Highway

FINAL PLAT LAUREL 350 HIGHWAY

PART OF THE BLOCK 25, LAUREL HEIGHTS IN SECTION 8, TOWNSHIP 48, RANGE 32
RAYTOWN, JACKSON COUNTY, MISSOURI

DESCRIPTION:
ALL OF LOTS 4, 6, 12, 13, AND THE SOUTHEASTERLY 55 FEET OF LOT 11, MEASURED ON FRONT AND REAR LINES, BLOCK 25, LAUREL HEIGHTS, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI.

PLAT DEDICATION:
THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS:
"LAUREL 350 HIGHWAY"

UTILITY EASEMENT DEDICATION:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYTOWN, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (ALL) OR WITHIN ANY STREET OR THROUGHFARE DEDICATED TO PUBLIC USE ON THE PLAT, GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

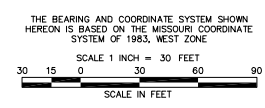
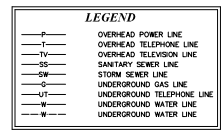
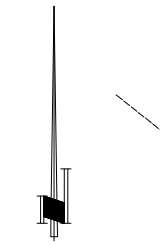
OWNER & DEVELOPER:
EIEBO REAL ESTATE, LLC
ATTN: ANDREW OSMAN
9121 BOND
OVERLAND PARK, KANSAS 66214
913-648-6500

OWNER & DEVELOPER:
ADLO PROPERTIES, LLC
ATTN: ANDREW OSMAN
9121 BOND
OVERLAND PARK, KANSAS 66214
913-648-6500

SURVEYOR:
ANDERSON SURVEY COMPANY
ATTENTION: ROBERT J. ANDERSON
1270 N. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64094
816-246-0000

LOT 2
22,847 SQUARE FEET
0.525 ACRES
OWNER:
ADLO PROPERTIES, LLC

LOT 1
63,351 SQUARE FEET
1.454 ACRES
OWNER:
EIEBO REAL ESTATE, LLC



IN TESTIMONY WHEREOF:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF _____, 2024.

EIEBO REAL ESTATE, LLC

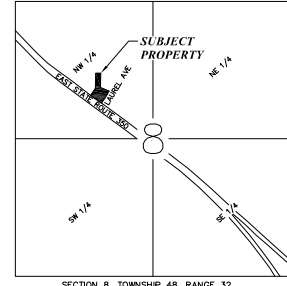
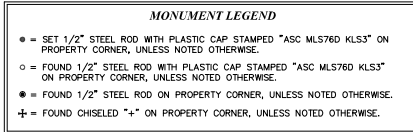
BY _____
ANDREW OSMAN

STATE OF _____, S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024 BEFORE ME APPEARED ANDREW OSMAN, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE IS THE MANAGER OF EIEBO REAL ESTATE, LLC, THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND SAID ANDREW OSMAN ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____ PRINTED NAME _____ MY COMMISSION EXPIRES: _____



APPROVED:
THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT OF "LAUREL 350 HIGHWAY" WAS SUBMITTED TO AND DULY APPROVED BY THE FOLLOWING MEMBERS OF THE CITY OF RAYTOWN, MISSOURI, THIS _____ DAY OF _____, 2024, BY ORDINANCE NO. _____

DIANE EGGER, DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

ROBINSON CAMP, DIRECTOR OF PUBLIC WORKS _____ DATE _____

TERESA HENRY, CITY CLERK _____ DATE _____

JACKSON COUNTY ASSESSMENT DEPARTMENT _____ DATE _____

IN TESTIMONY WHEREOF:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF _____, 2024.

ADLO PROPERTIES, LLC

BY _____
ANDREW OSMAN

STATE OF _____, S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024 BEFORE ME APPEARED ANDREW OSMAN, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE IS THE MANAGER OF ADLO PROPERTIES, LLC, THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND SAID ANDREW OSMAN ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____ PRINTED NAME _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF "LAUREL 350 HIGHWAY", IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.



EXHIBIT "A"

FOR: EIEIO REAL ESTATE, LLC
9121 BOND
OVERLAND PARK, KANSAS 66214

DATE: APRIL 22, 2022

DESCRIPTION – UTILITY EASEMENT:

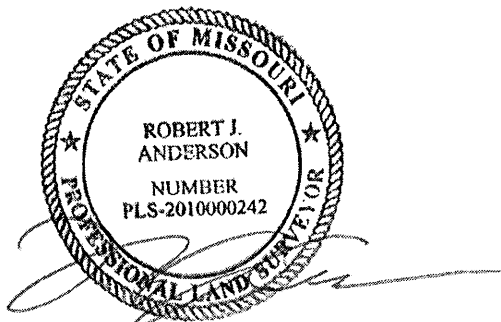
A 20 FOOT STRIP OF LAND BEING PART OF LOTS 4, 6, 11, 12, AND 13, BLOCK 25, LAUREL HEIGHTS, A SUBDIVISION IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 38°-20'-53" EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 34.52 FEET; THENCE CONTINUING ALONG SAID EAST LINE OF LOT 13 AND ALONG THE EAST LINE OF SAID LOT 4, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1475.00 FEET, A CENTRAL ANGLE OF 4°-38'-20", AND AN ARC DISTANCE OF 119.42 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 51°-35'-23" WEST, A DISTANCE OF 248.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; SAID POINT BEING THE TERMINUS POINT; THE SIDELINES OF SAID STRIP SHALL EXTEND OR CONTRACT TO MATCH THE EAST LINE OF SAID LOTS 4 AND 13 ON THE SOUTHEAST END AND THE WEST LINE OF LOT 6 AND THE WEST LINE OF THE SOUTHEASTERLY 55 FEET OF LOT 11 ON THE NORTHWEST END.

AND

A 10 FOOT STRIP OF LAND BEING PART OF LOTS 4 AND 6, BLOCK 25, LAUREL HEIGHTS, A SUBDIVISION IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;



COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 25 OF SAID SUBDIVISION; THENCE NORTH 38°-20'-53" EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 34.52 FEET; THENCE CONTINUING ALONG SAID EAST LINE OF LOT 13 AND ALONG THE EAST LINE OF SAID LOT 4, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1475.00 FEET, A CENTRAL ANGLE OF 4°-38'-20", AND AN ARC DISTANCE OF 119.42 FEET; THENCE NORTH 51°-35'-23" WEST, A DISTANCE OF 195.25 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 6, SAID POINT BEING THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 38°-24'-12" EAST ALONG THE SOUTHEAST LINE OF SAID LOT 6, A DISTANCE 96.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 6 AND THE TERMINUS POINT; THE SIDELINES OF SAID STRIP SHALL EXTEND OR CONTRACT TO MATCH THE NORTHEAST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID LOT 6 ON THE NORTHEAST END.



4/25/2022

ROBERT J. ANDERSON, PLS #1648
ANDERSON SURVEY COMPANY
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
PHONE: (816) 246-5050



Kansas City Daily Record
920 Main St
Kansas City, MO, 64105
Phone: 8163841801 Fax: 0

The Daily Record

KANSAS CITY

Affidavit of Publication

To: Raytown, City Of, Missouri - City Clerk
10000 E 59Th St
Raytown, MO, 641333915

Re: Legal Notice 2582416, 9010 E. 350 Hwy., 9014 E. 350 Hwy.,
6920 Laurel Ave.

State of MO

County of Missouri

}
} SS:
}

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 Missouri, 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: 02/16/2024.

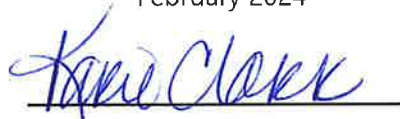
Publishers fee: \$10.80

By:

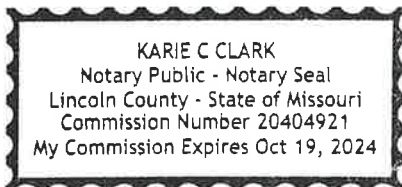

Amanda Loyet

Sworn to me on this 19th day of
February 2024

By:



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



Notice of Public Hearings

Affected Properties: 9010 E. 350 Hwy., 9014 E. 350 Hwy., 6920 Laurel Ave., 9005 E 69th Street., and 9002 E 350 Hwy.

A public hearing to consider a Preliminary Plat application for **Laurel 350 Highway**, filed by the property owner, Andrew Osman, E1E10 Real Estate, on five (5) parcels of land within the HC/350, Highway Commercial/350 Highway Corridor Overlay District, addressed as 9010 E. 350 Hwy., 9014 E. 350 Hwy., 6920 Laurel Ave., 9005 E 69th Street., and 9002 E 350 Hwy., in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, March 7, 2024.

The packet and agenda should be available for view on the City of Raytown website on Friday, March 1, 2024.

The Raytown Board of Aldermen will also hold a public hearing to consider this Preliminary Plat application, tentatively scheduled for 7:00pm on Tuesday, April 9, 2024.

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.

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.

2582416 Jackson Feb. 16, 2024

February 8, 2024
Re: Case No: PZ-2024-01

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Preliminary Plat application filed by Andrew Osman of EIEIO Real Estate, requesting the approval of a Preliminary Plat for **Laurel 350 Highway** for the properties located at:

- 9010 E 350 Hwy;
- 9014 E 350 Hwy;
- 6920 Laurel Ave.;
- 9005 E 69th Street; and,
- 9002 E 350 Hwy

These properties cumulatively consist of 2.0 acres of land, are located within the City of Raytown, Missouri and are generally located at northwest corner of Highway 350 and Laurel Avenue.

The property owner(s) of these five (5) parcels requests the approval of a Preliminary Plat for Laurel 350 Highway, which is generally located at the northwest corner of Highway 350 and Laurel Avenue, for the purpose of future redevelopment of the site(s).

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 **1:00pm on Wednesday, February 21, 2024**, 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.

For your convenience, a Zoom link is also provided if you would prefer to attend virtually:

Zoom link: <https://zoom.us/join>

<https://lagoon.zoom.us/j/82766613643?pwd=SHdsdldVMVNPdHVVoODkyTWtwbncvUT09>

Personal Meeting ID - 827-6661-3643

Passcode - 397957

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday March 7, 2024**. The full packet and agenda should be available for view on the City of Raytown website on **Friday, March 1, 2024**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, April 9, 2024**.

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.

Shana Kelly

From: Andrew Osman <andrew@arorealestate.com>
Sent: Friday, February 23, 2024 9:19 AM
To: Shana Kelly
Cc: Missy Wilson
Subject: Laurel 350 Highway - Neighborhood meeting
Attachments: Laurel 350 Highway - Neighborhood meeting 2-21-24.pdf

Morning –

As part of our preliminary plat application we held a public interact meeting this past Wednesday February 21st at City Hall. Attached is the sign in sheet in which 3 citizens participated – 2 in person and 1 via zoom. The meeting lasted approximately 25 minutes starting with a brief history of the land acquisition and reasoning behind combining the tracts. I then allowed for public comments and questions. In my opinion, all three residents understood what we were trying to accomplish and were supportive of the process. They believe the area along 350 Highway should be cleaned up and this was a step in the right direction.

I wanted to let you know that due to a scheduling conflict, I will be traveling on an airplane at the same time as the planning commission meeting on March 7th. My father, Steve Osman, will be the one to present the preliminary plat request to planning commission that evening and will bring the enlarged poster boards showing the plans to City Hall that evening. In the event there are questions which my father cant answer, hopefully staff can assist.

Thanks.

Andrew Osman
ARO Real Estate
9121 Bond
Overland Park, Kansas 66214
(913) 648-6900 x1 Office
(913) 707-0420 Cell
Email - andrew@arorealestate.com



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

PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #: PLAT-000162-2024	Final Plat
Fee Paid: \$312.00	
PC Meeting Date: 3/7/24	
B of A Meeting Date: N/A	
Newspaper Notice Date: 2/13/24	
Notice Letters Date: 2/15/24	

Project Info:	
Project Name: Laurel 350 Highway	
Project Address: 9010-9014 E 350 Hwy Raytown MO	
Existing Zoning: HC/350 CHHWY 350	Existing Land Use: Commercial
Proposed Zoning: HC/350 CHHWY 350	Proposed Land Use: Commercial
Total Acreage: 1.98 Acres	

9010 E 350 Hwy
 9014 E 350 Hwy
 6920 Laurel Ave.
 9005 E 69th St.
 9002 E 350 Hwy

Applicant:	
Name of Applicant: Andrew OSMAN	Company (If Applicable): EIEIO Real Estate LLC
Address: 9121 Bond City: Overland Park State: KS Zip: 66214	
Phone: 913-648-6900	Email: Andrew@ARORealEstate.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 Owner: <i>Andrew OSMAN</i>	Company (If Applicable): <i>EIEIO Real Estate</i>
Address: <i>9121 Bond</i> City: <i>Overland Park</i> State: <i>KS</i> Zip: <i>66214</i>	
Phone: <i>913-648-6900</i>	Email: <i>Andrew@ARORealEstate.com</i>
Property Owner Signature: <i>[Signature]</i>	
X	

Please Give a Detailed Description of the Proposal Below:
<i>Consolidating the tracts of land owned into 2 lots</i>



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:	✓	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Developer:			
Name:	Andrew OSMAN	Company:	EIEIO Real Estate LLC
Address:	9121 Bond	City: Overland Park	State: KS Zip: 66214
Phone:	913-648-6900	Email:	Andrew@ARORealEstate.com
Engineer:			
Name:	_____	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Architect:			
Name:	_____	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Surveyor:			
Name:	Bob Anderson	Company:	Anderson Survey Company
Address:	1270 NE Delta School Rd	City: Lees Summit	State: MO Zip: 64064
Phone:	816-246-5050	Email:	Bob@AndersonSurvey.com



Landscape Architect:			
Name:	_____	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Attorney:			
Name:	_____	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Other:			
Name:	_____	Company:	
Address:		City:	State: Zip:
Phone:		Email:	

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

Keeping all properties the same but changing lot size, parcel ID's and adhering to Hwy 350 Corridor plan

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

Keeping everything status quo for the time being

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

part of the property is occupied and part of the property has been vacant for 2 years



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

the property is being zoned commercial

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

NONE

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

the inability to plan for future use

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

easements are referenced on the lots

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

addresses the 350 Hwy plan

9. Additional comments:

RECEIPT (REC-029420-2024)
FOR CITY OF RAYTOWN

BILLING CONTACT

ONYX 7 RETAIL
9010 E 350 HWY
RAYTOWN, MO 64133



Payment Date: 01/22/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
PLAT-000162-2024	Final Plat Fee (per lot)	Fee Payment	Check #1001	\$312.00
9010 E STATE ROUTE 350 Raytown, MO 64133			SUB TOTAL	\$312.00
			TOTAL	\$312.00



Official Tax Payment Receipt

Receipt No.: 14031051 **Date and Time:** 12/28/2023 02:38 **Print Date:** 02/08/2024

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-14-12-00-0-00-000	2023	022	\$3,003.03	\$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
EIEIO REAL ESTATE LLC	PO BOX 6821 ,LEAWOOD ,KS66206	Electronic Check	\$3,003.03

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
45-520-14-12-00-0-00-000	EIEIO REAL ESTATE LLC	PO BOX 6821, LEAWOOD, KS 66206	08/25/2021	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
45-520-14-12-00-0-00-000	2023	BOARD OF DISABLED SERVICES	23.9974
	2023	CITY - RAYTOWN	127.0925
	2023	FIRE DISTRICT - RAYTOWN	363.0449
	2023	JACKSON COUNTY	171.4677
	2023	MENTAL HEALTH	31.9407
	2023	METRO JUNIOR COLLEGE	59.6584
	2023	MID-CONTINENT LIBRARY	97.5650
	2023	RAYTOWN SCHOOL C-II	2118.2087
	2023	STATE BLIND PENSION	10.0548

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
45-520-14-12-00-0-00-000	LAUREL HEIGHTS	1
	LOT 4 BLK 25	2

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

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

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

Official Tax Payment Receipt

Receipt No.: 14117946 **Date and Time:** 01/12/2024 04:08 **Print Date:** 02/08/2024

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-14-03-00-0-00-000	2023	022	\$2,263.39	\$0.00	A/V Principal-Residential
	2023	022	\$33.95	\$0.00	Property Tax Interest
	2023	022	\$68.92	\$0.00	Chapter 52 Fee
	2023	022	\$114.87	\$0.00	Chapter 141 Fee

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
ADLO PROPERTIES LLC	PO BOX 6821 ,LEAWOOD ,KS66206	Electronic Check	\$2,481.13

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
45-520-14-03-00-0-00-000	ADLO PROPERTIES LLC	PO BOX 6821, LEAWOOD, KS 66206	08/30/2023	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
45-520-14-03-00-0-00-000	2023	BOARD OF DISABLED SERVICES	18.0869
	2023	CITY - RAYTOWN	95.7899
	2023	FIRE DISTRICT - RAYTOWN	273.6277
	2023	JACKSON COUNTY	129.2355
	2023	MENTAL HEALTH	24.0738
	2023	METRO JUNIOR COLLEGE	44.9647
	2023	MID-CONTINENT LIBRARY	73.5349
	2023	RAYTOWN SCHOOL C-II	1596.4983
	2023	STATE BLIND PENSION	7.5783

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
45-520-14-03-00-0-00-000	LAUREL HEIGHTS---LOT 6 BLK 25	1

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

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

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

Official Tax Payment Receipt

Receipt No.: 14026532 **Date and Time:** 12/28/2023 12:27 **Print Date:** 02/08/2024

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-14-10-00-0-00-000	2023	022	\$6,666.24	\$0.00	A/V Principal- Commercial
	2023	REPL	\$1,069.13	\$0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
EIEIO REAL ESTATE LLC	PO BOX 6821 ,LEAWOOD ,KS66206	Electronic Check	\$7,735.37

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
45-520-14-10-00-0-00-000	EIEIO REAL ESTATE LLC	PO BOX 6821, LEAWOOD, KS 66206	08/30/2023	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
45-520-14-10-00-0-00-000	2023	BOARD OF DISABLED SERVICES	53.2704
	2023	CITY - RAYTOWN	282.1248
	2023	FIRE DISTRICT - RAYTOWN	805.9008
	2023	JACKSON COUNTY	380.6304
	2023	MENTAL HEALTH	70.9032
	2023	METRO JUNIOR COLLEGE	132.4320
	2023	MID-CONTINENT LIBRARY	216.5784
	2023	RAYTOWN SCHOOL C-II	4702.0800
	2023	REPLACEMENT TAX	1069.1300
	2023	STATE BLIND PENSION	22.3200

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
45-520-14-10-00-0-00-000	LAUREL HEIGHTS	1
	SELY 80' LOT 12 BLK 25	2

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

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

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

Official Tax Payment Receipt

Receipt No.: 14026541 **Date and Time:** 12/28/2023 12:28 **Print Date:** 02/08/2024

Receipt Details					
Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-14-11-00-0-00-000	2023	022	\$6,193.15	\$0.00	A/V Principal- Commercial
	2023	REPL	\$993.25	\$0.00	Replacement Tax

Payer Name and Address Information			
Name	Address	Tender Type	Amount Tendered
EIEIO REAL ESTATE LLC	PO BOX 6821 ,LEAWOOD ,KS66206	Electronic Check	\$7,186.40

Owner Name and Address Information				
Parcel No.	Name	Address	Since	To
45-520-14-11-00-0-00-000	EIEIO REAL ESTATE LLC	PO BOX 6821, LEAWOOD, KS 66206	08/30/2023	Current

Distribution of Districts			
Parcel No.	Tax Year	Agency	Amount
45-520-14-11-00-0-00-000	2023	BOARD OF DISABLED SERVICES	49.4899
	2023	CITY - RAYTOWN	262.1030
	2023	FIRE DISTRICT - RAYTOWN	748.7076
	2023	JACKSON COUNTY	353.6178
	2023	MENTAL HEALTH	65.8713
	2023	METRO JUNIOR COLLEGE	123.0336
	2023	MID-CONTINENT LIBRARY	201.2083
	2023	RAYTOWN SCHOOL C-II	4368.3826
	2023	REPLACEMENT TAX	993.2500
	2023	STATE BLIND PENSION	20.7360

Motor Vehicles										
Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets			
Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions		
Parcel No.	Legal Line	Line No.
45-520-14-11-00-0-00-000	LAUREL HEIGHTS	1
	LOT 13 BLK 25	2

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

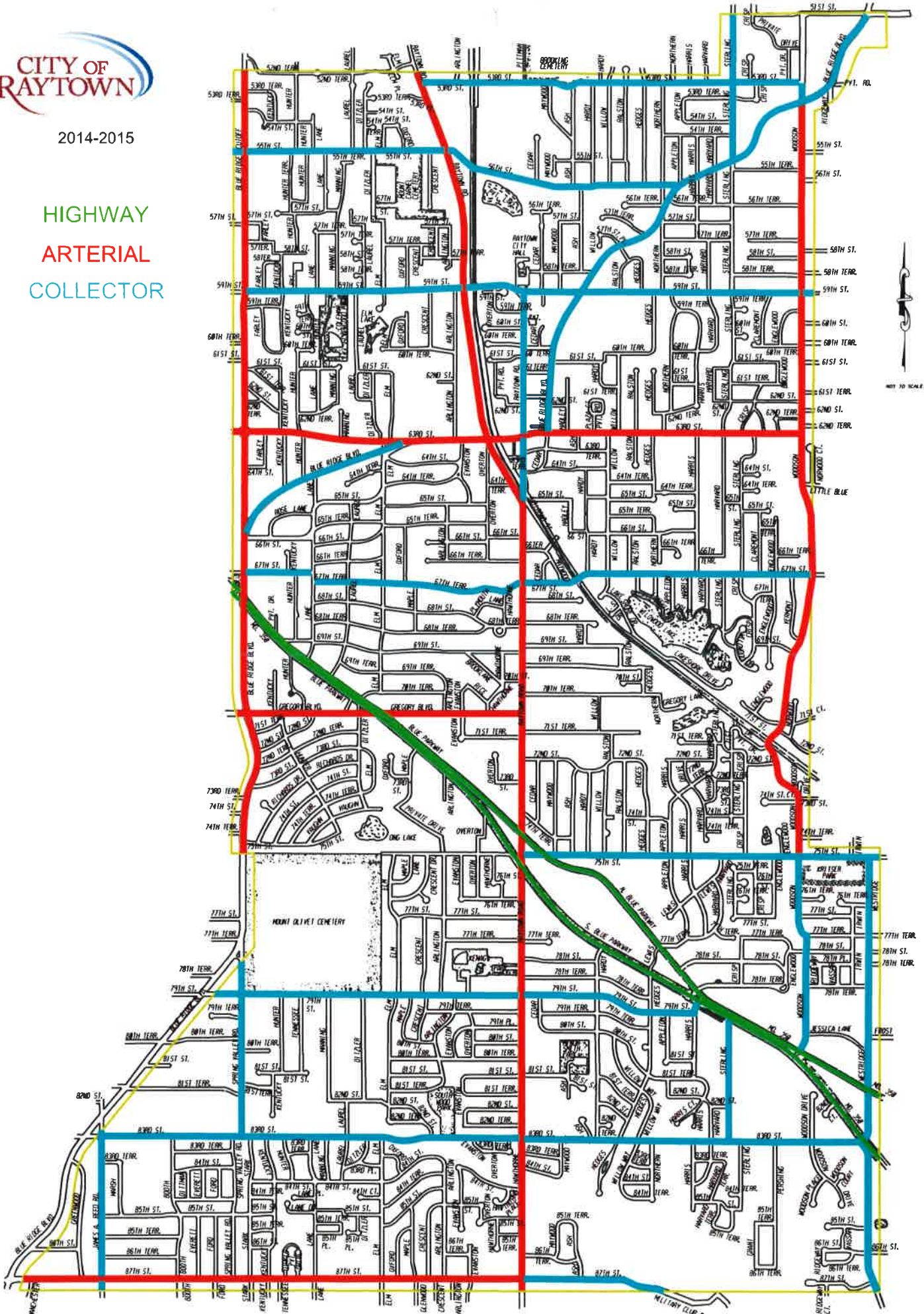
Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

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



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR





Staff Report

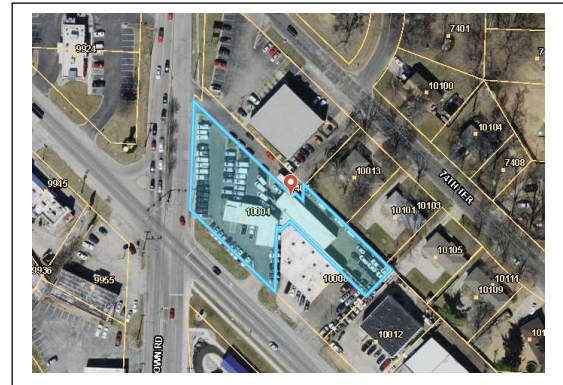
To: City of Raytown, Planning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: PZ-2023-10 Conditional Use Permit

Planning & Zoning Meeting Date: March 7, 2024

Board of Aldermen Dates: April 9, 2024
April 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*” for the property addressed as 10004 E. 350 Highway. Vantage Motors has continuously operated a Vehicle Sales establishment at this location since 2010 under the approval of a Conditional Use Permit, which expired in the year 2020, and a second Conditional Use Permit to include additional land in 2013, which also expired in 2020. They have operated without an approved CUP since that time, which is the purpose of this application. They are seeking a new Conditional Use Permit to continue to sell vehicles at this location.

AAK Investments, LLC, dba Vantage Motors also owns the properties located at 10012 and 10016 E. 350 Highway. ***These two (2) properties are not a part of this Conditional Use Permit application.***

Under their original approval in 2010, all parking stalls were designed to meet code, which requires a minimum of nine feet (9') in width. A maximum of **23 vehicles for display** was established as one of the conditions of approval.



In 2013, a new Conditional Use Permit application was filed to include some additional property adjacent to the north, which was home to a vacant carwash. The new Conditional Use Permit (2013) was approved but expired at the same time as the existing one, in 2020. Under the approval of the 2013 Conditional Use Permit, the dimensions of the display stalls were seemingly reduced to eight feet (8'), contradicting the City of Raytown Municipal Code requirements. This parking width reduction then allowed for **43 stalls to be used for display vehicles** within the site.

Because the previous Conditional Use Permit was approved allowing the display stalls to be eight feet (8') wide, the applicant was not required to modify them on the Site Plan for this application. As this is a new application, staff recommends that all new parking stalls comply with the Raytown Municipal Code requirements of 18'x9', as these are the dimensions approved by the Board of Aldermen and codified.

The applicants have acquired ownership of the adjacent alleyway and request to include it in this Conditional Use Permit application for the parking of eight (8) additional vehicles for sale to be displayed.

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 originally 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 this letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **October 19, 2023**. They state that one (1) neighbor, Bob Mais, attended, and that 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 provided in two (2) locations. A right-in, right-out access point along E. 350 Highway and another right-in, right-out access point via the alleyway 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.

- 2. The conservation of property values.**

If approved, the proposed pre-owned automotive sales business will continue to occupy the site. The site must be brought into compliance with the conditions of approval and the Highway 350 Corridor Design Guidelines, thereby helping to stabilize and/or improve the value of properties in the area in which it is located.

- 3. Protection against fire casualties.**

The site is developed and has been operating as a vehicle sales establishment since 2010. Approximately 10 unauthorized parking stalls have been added creating safety concerns and overcrowding of the site. If the site can be brought back into compliance with the conditions of approval, the site will be better protected against fire casualties.

- 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.**



It is possible for traffic congestion to be managed, if the business operates as is approved. Cars may not be parked within the public right-of-way, and no more than the authorized number of vehicles may be on the site at any time.

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 connects the site to Westbound E. 350 Highway, and the other connects the site to Northbound Raytown Road via the alleyway. Both are proposed to remain. Vehicle parking is provided on the site plan and the stalls are designated "Display," "Customer," "Employee," and "Handicap." If site parking is utilized as is approved, vehicles should be parked in an orderly manner and traffic safety will be promoted.

7. Promotion of the safety of individuals and property.

The business has the potential to operate safely, assuming that site circulation is conducted in a manner aligned with what is approved.

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.

This business has been in operation since 2010 and has created issues of overcrowding by not complying with the previous CUP conditions of approval and adding several unauthorized parking stalls, including parking vehicles for display in the privately-owned alleyway adjacent to the north. The City of Raytown Municipal Code requires that parking spaces have a minimum length of eighteen-feet (18') and a minimum width of nine-feet (9'). The previous Conditional Use Permit (2013) was approved allowing the stalls that are designated for display to be only eight-feet (8') wide, a deficit of one-foot (1') in width.

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.



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 along the 350 Highway frontage, maintenance of required landscaping, and adherence to the maximum number of vehicles within the site.

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. If the property/business owners can abide by the terms and conditions approved in this Conditional Use Permit application, it is possible for the business to assist in the orderly renewal, development, and growth of Raytown.

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
- Approved Site Plan 2010
- Approved Site Plan 2013



- Signed Ordinance approving 2013 CUP
- Application
- Street Classification Map
- Affidavit of Publication
- Buffer Map (185 ft. from property boundary lines)
- Neighborhood Letter
- Mailing List (185 ft. from property boundary lines)

RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2023-10** subject to the following conditions:

1. If approved, the alleyway adjacent to the north must be consolidated with the main property prior to the use of the alleyway for the parking of vehicles.
2. The striping of any parking stalls determined to be unauthorized must be removed within six (6) months of the signed ordinance. All parking stalls must be striped to conform to what is approved with this application.
3. No cars may be parked in spaces which are not striped and designated for the parking of vehicles. This applies to all vehicles, whether they be for display, customer, or employee parking.
4. No more than fifty-seven (57) vehicles total shall be allowed on the property, including the alleyway, at one time. They shall be designated as such:
 - a. A maximum of 43 vehicles displayed for sale on the main site;
 - b. A maximum of eight (8) vehicles displayed for sale within the alleyway;
 - c. One (1) ADA-compliant handicap-accessible parking space shall be provided along the east side of the property, adjacent to the eight-foot (8') handicap access aisle. This space must be clearly marked for handicap use.
 - d. Two (2) spaces must be designated for employee parking.
 - e. Three (3) spaces must be designated for customer parking.
 - f. All new parking stalls must meet the minimum size code requirements, which are 18 feet long by 9-feet wide. If approved, the existing display stalls may be 8-feet wide, but all other parking must comply with Code requirements.
5. The business must comply with all applicable local, state, and federal laws and regulations.
6. An Access Agreement must be obtained with 7403 Raytown Road, currently occupied by O'Reilly's Automotive, to allow continued utilization of the alleyway for access to and from their site. A copy of this written and notarized agreement must be recorded with the Jackson County Recorder of Deeds and provided to City Staff with six (6) months of the date of approval.

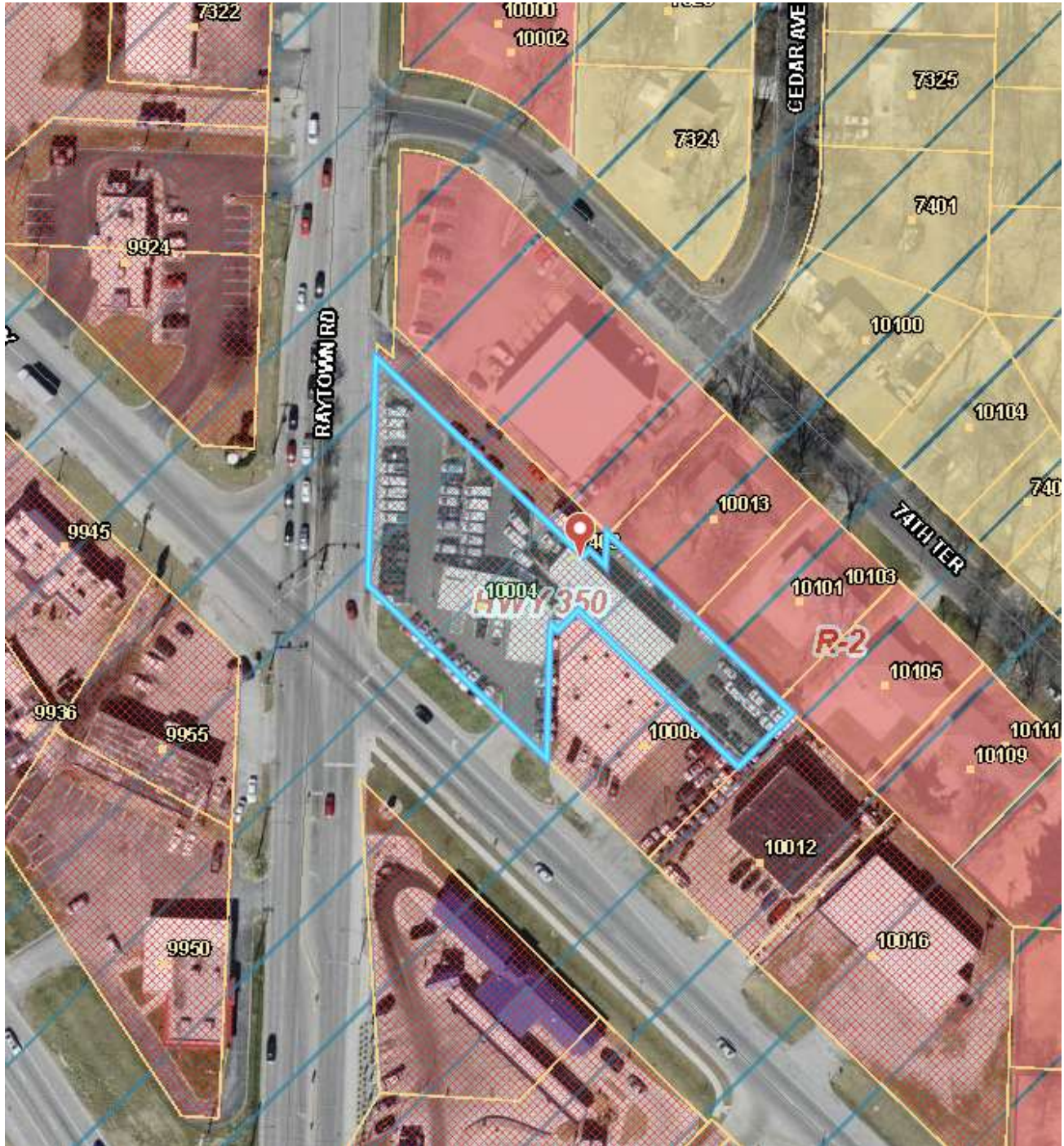


7. Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from adjoining or abutting residential districts.
8. No ramp or other structure for the purpose of displaying vehicles shall be constructed, installed, or placed on the property.
9. No vehicles shall be parked or displayed on the public right-of-way, on grass, or in other landscaped areas.
10. No vehicle shall be unloaded or loaded on public right-of-way. Unloading and loading of vehicles shall be conducted only on private property.
11. Any inoperable, dismantled, or damaged vehicle shall be stored within the building so that it is not visible to persons outside of the building.
12. Required landscaping must be maintained and kept in good condition.
13. Appropriate signage must 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.
14. A 5-foot ADA-compliant sidewalk must be installed along the frontage of 350 Hwy. This shall connect to the existing sidewalk along Raytown Road and shall terminate at the natural extension of the property line, which runs north/south. Public Works personnel may determine the exact location of the sidewalk's termination in the field, depending on utilities and other potential obstacles.
15. 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.
16. 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.
17. Failure to comply with any of the conditions or provisions contained in the signed ordinance shall constitute violations of both this ordinance and the City's Comprehensive Zoning Code and shall be cause of revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.



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
Phone: 816-737-6014 • Fax: 816-737-6164

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



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



From Google, November 2023

Currently proposed Site Plan

Feb 19, 2024 - 9:07am - USER: D:\rsb - Missouri Service Properties\Development\Raytown & Jackson\Architectural\Working - Current Lot 101\14 SITE PLAN.dwg
 CONVENTION: - PROPOSED: - EXISTING: - PROPERTY: - ZONING: - THE DOCUMENT IS THE PROPERTY OF ROSE DESIGN GROUP, INC. AND IS LOANED TO CONTRACTOR WITH THE UNDERSTANDING
 THAT IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF ROSE DESIGN GROUP, INC. ALL RIGHTS RESERVED.



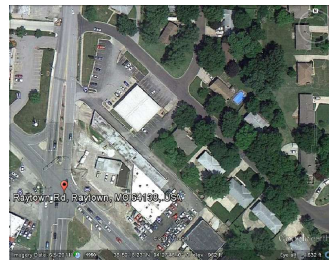
PARKING TABULATIONS

2 EMPLOYEE PARKING SPACES	9' X 18'
2 CUSTOMER PARKING SPACES	9' X 18'
11 SERVICE PARKING SPACES	9' X 18'
43 CAR DISPLAY PARKING SPACES	8' X 18'
100 15' CAR DISPLAY PARKING SPACES	9' X 18'
57 TOTAL PARKING SPACES	

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



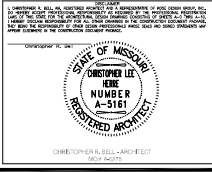
EXISTING FENCING 3
Scale N.T.S.



LOCATION MAP 2
Scale N.T.S.

PLAN NOTES

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



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 66051
MISSOURI STATE LICENSE A-5161 www.rosedesigngroup.com
REGISTERED ARCHITECT

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

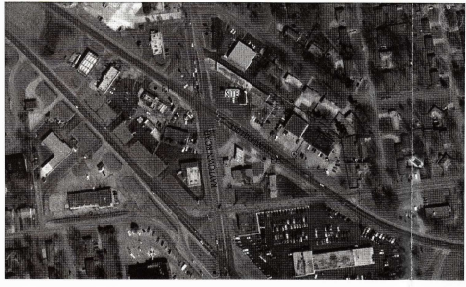
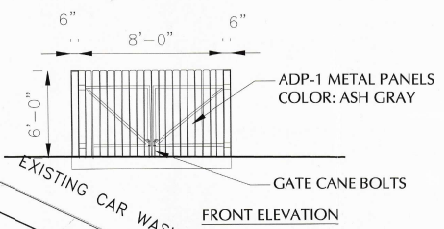
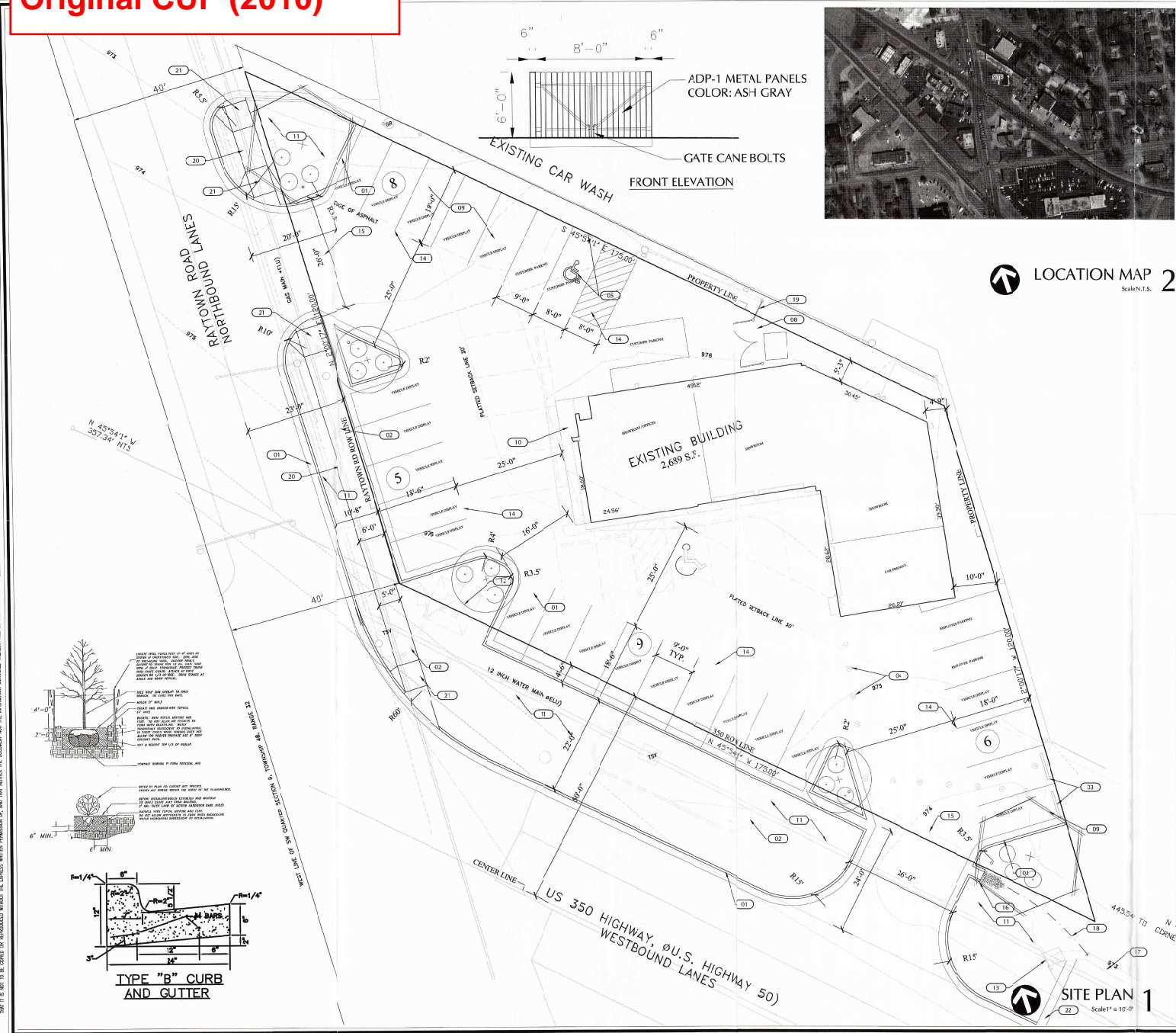
NO.	DESCRIPTION	DATE

PROJECT NUMBER: 2024-001
DATE ISSUED: 2/19/24
SHEET NUMBER: **A1**

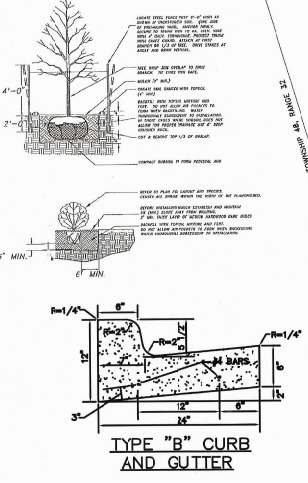
SITE PLAN

Approved Site Plan for Original CUP (2010)

Jun 30, 2019 - 9:30am - User: vishnu MOY Production/Planning & Zoning/Architectural/VI-sites plan.dwg
 This drawing is the property of Vantage Motors LLC. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Vantage Motors LLC.



LOCATION MAP 2
Scale N.T.S.



PLAN NOTES

- 01 NEW CONCRETE CURB & GUTTER PER CITY STANDARDS.
- 02 EXISTING CONCRETE CURBS TO BE REMOVED.
- 03 RELOCATED CONCRETE PARKING WHEEL STOPS.
- 04 EXISTING FENCE SLEEVES TO BE REMOVED.
- 05 H.C. ITALL & H.C. SIGNAGE
- 06 NOT USED
- 07 NOT USED
- 08 NEW TRASH ENCLOSURE GATE, SEE DETAIL.
- 09 NEW ASPHALT PAVING, 4" DEPTH ASPHALT ON 4" ROCK BASE ON COMPACTED FILL.
- 10 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 11 FILL NEW ISLANDS W/ 4" MIN. TOP SOIL & SEED WITH: PESQUE #8 RUBB / 1000 SF. LIGHTLY MULCH.
- 12 AREA FOR FUTURE CITY MONUMENT.
- 13 EXISTING CONCRETE DRAINAGE FLUME.
- 14 4" WIDE PARKING STRIPPING, TYP (WHITE).
- 15 6" DIA. STLL. BOLLARD W/ CABLE SECURITY GATE.
- 16 NEW 24" WIDE X 36" LONG X 4" THICK CONCRETE DRAINAGE FLUME W/ RP SAP.
- 17 EXISTING DRAINAGE CHANNEL (OPEN DITCH).
- 18 NEW DRAINAGE CHANNEL.
- 19 4" TALL FENCE, TO MATCH GATE CONSTRUCTION
- 20 4" THICK CONCRETE SIDEWALK, 3" WIDE, U.N.O.
- 21 HANDICAP SIDEWALK RAMPS, 1:12 SLOPE WITH TERRAZO COFFER COLOR TRUNCATED EDGE.
- 22 2" WIDE X 4" THICK CONCRETE DRAINAGE SWALE

LANDSCAPING

- ACER RUBRUM / REDMAPLE
2" CAL. / 2 TOTAL
- CERIS CANADENSIS / EASTERN REDBUD
1.5" CAL. / 3 TOTAL
- JUNPERUS CHINENSIS / JUNIPER
3 CAL. / 15 TOTAL

PARKING TABS

- 1 HANDICAP STALL
- 2 CUSTOMER PARKING STALLS
- 2 EMPLOYEE PARKING STALLS
- 24 CAR SALES / DISPLAY PARKING STALLS
- 29 TOTAL PARKING STALLS

NOTES:
 1. EXISTING ASPHALT PARKING LOT TO RECEIVE NEW OVERLAY SEAL.
 2. PROVIDE NECESSARY UNDERGROUND CONCRETE BELOW SIDEWALK, FOR FUTURE WIRING OF PEDESTRIAN SIGNAL PEDESTAL.
 3. PRIOR TO APPROVAL OF THE SUP & ISSUANCE OF A BUSINESS LICENSE AN AGREEMENT NEEDS TO BE MADE BETWEEN THE PROPERTY OWNER & MODOT FOR THE PARKING SPACES LOCATED WITHIN HIGHWAY 350 ROW.

ROSE DESIGN GROUP INC.
 DESIGN + BUILD ARCHITECTS
 PLANNING || INTERIORS
 A Division of Rose Companies, Inc.
 913-782-0777 FAX: 913-782-0998
 P.O. BOX 100 CLATHE, KS 66051
 ARCHITECT STATE CERTIFICATION
 AUTHORITY # 2008-3485

ROSE DESIGN GROUP INC.

DESIGN + BUILD ARCHITECTS
 PLANNING || INTERIORS
 A Division of Rose Companies, Inc.

913-782-0777 FAX: 913-782-0998
 P.O. BOX 100 CLATHE, KS 66051
 ARCHITECT STATE CERTIFICATION
 AUTHORITY # 2008-3485

PROPOSED DEVELOPMENT FOR:
VANTAGE MOTORS L.L.C.
 350 HIGHWAY & RAYTOWN ROAD
 RAYTOWN, JACKSON COUNTY, MISSOURI

NO.	DESCRIPTION	DATE
NOT FOR CONSTRUCTION		
PROJECT NUMBER	9008	
DATE ISSUED:	04 / 29 / 10	
SHEET NUMBER	A1	

SITE PLAN

**Signed Ordinance approving
2013 Conditional Use Permit**

AMENDED BILL NO. 6342-13

ORDINANCE NO. 5480-13

SECTION NO. XIII

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO EXPAND AN EXISTING VEHICLE SALES BUSINESS ONTO PROPERTY LOCATED 7409 RAYTOWN ROAD

WHEREAS, Arash Kamali, on behalf of AAK Inv., LLC, currently operates an existing vehicle sales business at 10004 E. Highway 350, which was approved by Ordinance No. 5365-10; and

WHEREAS, Arash Kamali, on behalf of AAK Inv., LLC, is seeking approval of a conditional use permit application to expand the existing vehicle sales onto property located at 7409 Raytown Road; and

WHEREAS, pursuant to City Code Chapter 26, Section 20 of the Zoning Ordinance, application no. PZ-2013-010, was referred to the Planning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held said public hearing on August 1, 2013; and

WHEREAS, at the conclusion of said public hearing the Planning Commission by a vote of seven (7) in favor and zero (0) against rendered a report to the Board of Aldermen recommending that the Conditional Use Permit be approved subject to certain conditions; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on August 20, 2013 and September 3, 2013 and based on all of the information presented finds it is in the best interest of the citizens of the City of Raytown to grant said Conditional Use Permit subject to certain conditions;

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

SECTION 1 – GRANT OF CONDITIONAL USE PERMIT. That a Conditional Use Permit is hereby granted to Arash Kamali, on behalf of AAK Inv., LLC allowing the existing vehicle sales business at 10004 E. Highway 350 as was approved by Ordinance No. 5365-10 to expand onto property located at 7409 Raytown as legally described in Exhibit "A", subject to the conditions set forth in Section 2.

SECTION 2 – CONDITIONS OF APPROVAL AND OPERATION. That the following conditions of approval shall apply and be followed during the operation of the business allowed by this Conditional Use Permit.

1. The conditional use permit shall expire at the same time as the conditional use permit approved in Ordinance No. 5365-10 allowing a vehicle sales business on the adjoining property located at 10004 East Highway 350.
2. A Use Permit shall not be issued by the Development and Public Affairs Department until all site improvements and landscaping, as indicated on the site plan, are completed and have been approved by the City of Raytown.

**Signed Ordinance approving
2013 Conditional Use Permit, cont.**

AMENDED BILL NO. 6342-13

ORDINANCE NO. 5480-13

SECTION NO. XIII

3. The number of vehicles allowed to be displayed for sale on the property shall be limited to a maximum of forty-three (43).
4. Compliance with all applicable local, state, and federal laws and regulations.
5. Landscaping shall be installed and maintained in accordance with the approved site plan.
6. No ramp or other structure for the purpose of displaying vehicles shall be constructed, installed or placed on the property unless it is a permanent structure that is constructed of materials that are consistent with and in keeping with the façade materials of building(s) on the property, has landscaping around it all of which shall be approved by staff.
7. 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.
8. No vehicle shall be unloaded or loaded on public right-of-way. Unloading and loading of vehicles shall be conducted only on the private property.
9. Any inoperable, dismantled, or damaged vehicle shall be stored within the building so that it is not visible to persons outside of the building.
10. All required improvements must be constructed within one-year of approval of an ordinance approving this conditional use permit. If the improvements are not constructed, the conditional use permit shall be null and void.
11. The conditional use permit shall not be transferable 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.

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

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

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

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

**Signed Ordinance approving
2013 Conditional Use Permit, cont.**

AMENDED BILL NO. 6342-13

ORDINANCE NO. 5480-13

SECTION NO. XIII

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor Pro Tem of the City of Raytown, Jackson County, Missouri, this 3rd day of September, 2013.


William E. Van Buskirk, Mayor Pro Tem

ATTEST:


Teresa M. Henry, City Clerk

Approved as to Form:


Joe Willerth, City Attorney

**Signed Ordinance approving
2013 Conditional Use Permit, cont.**

AMENDED BILL NO. 6342-13

ORDINANCE NO. 5480-13

SECTION NO. XIII

Exhibit "A"

LOTS 2 AND 3, BLOCK 26, LAUREL HEIGHTS, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.



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

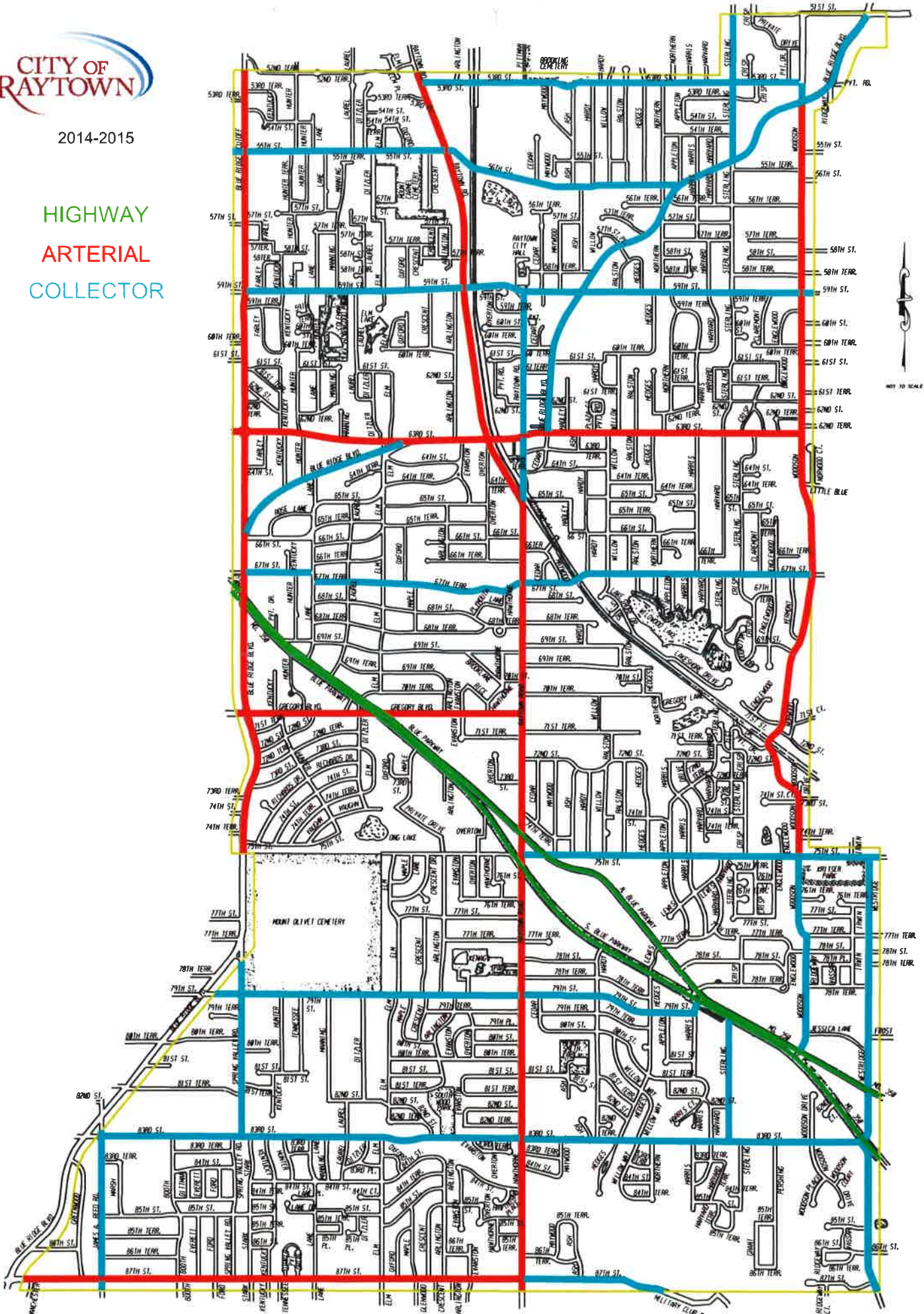
Paid By:LAARK INVESTMENTS LLC
2-CHK 450.00 REF:6793

APPLIED 450.00
TENDERED 450.00
CHANGE 0.00

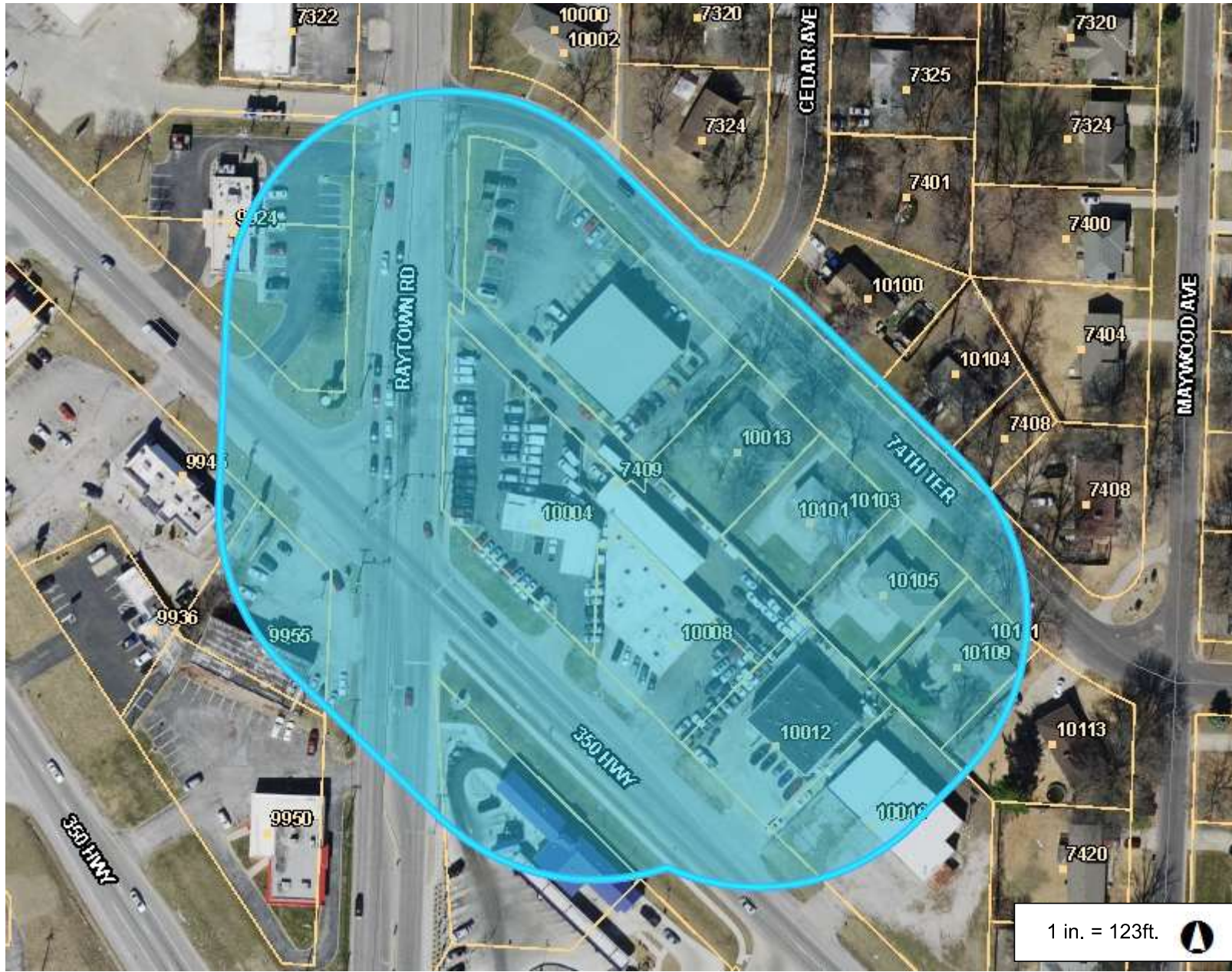


2014-2015

HIGHWAY
ARTERIAL
COLLECTOR



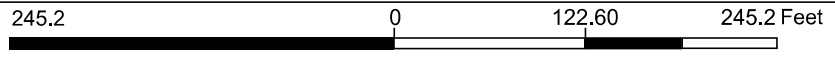
Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit

1 in. = 123ft.



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

Notes

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