

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
August 1, 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 – May 2, 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. Old Business: None

6. New Business:

A. Case No.: PZ-2024-10

Applicant: Antenisha Jimerson

Reason: Requesting the approval of a Conditional Use Permit for an “Assembly Room” to be located at the property addressed as 6240 Raytown Trafficway.

- 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. Other Business: The Lakota Group requests that a Special Planning Commission Meeting be held on Tuesday, September 10, 2024 at 7:00 PM.**
- 8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, September 5, 2024, at 7:00 PM. A Special Planning Commission Meeting will be held on September 10, 2024 at 7:00pm in the City Hall Council Chambers.**
- 9. Adjourn**

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

May 2, 2024
7:00 pm
Council Meeting Chambers

1. **Welcome by Chairman Meyers.** Chairman Meyers called the meeting to order at 7:00 PM.
2. **Call meeting to order and Roll Call.** David Frazier substituted for Ms. Stock as role of secretary.

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

3. **Approval of Minutes:** Minutes of March 7, 2024, Regular Meeting were approved 6-0-2 upon a motion by Ms. Emerson and a second by Ms. Thurman.

4. **Public Discussion:** None.

5. **Old Business:** None.

6. **New Business:**

- A. **Case No.: PZ-2024-04**

Applicant: Thiago Guerra

Reason: Requesting the approval of a Rezoning for a portion of the Brywood Centre Development from R-3, High-Density Residential to NC, Neighborhood Commercial for Parcel ID #: 45-310-05-68-00-0-00-000, generally located at the northwest corner of Blue Ridge Cutoff and 62nd Street.

1. **Introduction of Applications by Chairman.**

Chairman Meyers introduced the applications.

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

No members reported any ex parte communications regarding these applications.

3. **Swearing in of all speakers by City Attorney that plan to give testimony during hearing.**

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

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

5. Staff Presentation of Applications.

Shana Kelly, Planning & Zoning Coordinator, provided the staff reports and Power Point, addressing the background of the request, and purpose of the requested Rezoning application.

6. Commission Discussion.

Ms. Emerson inquired about a previous proposal to develop strip center commercial development on the property. Ms. Kelly responded that she was not aware of any previously proposed development on the subject parcel.

Mr. Meyers inquired if anyone had any questions for the applicant, to which no one replied. Mr. Meyers inquired if there was any public comment. There was none.

7. Commission Decision to Approve, Conditionally Approve, or Deny the Rezoning Application.

Ms. Thurman motioned, and Ms. Emerson seconded to recommend approval of the requested Rezoning application to the Board of Aldermen.

VOTE: Motion passed 6-0-2.

B. Case No.: PZ-2024-05

Applicant: Naveed Khalid, Monster Garage LLC.

Reason: Requesting the approval of a Conditional Use Permit for “*Vehicle Repair, Limited*” and for “*Limited Vehicle Sales*” for the property addressed as 8830 E. 350 Highway.

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.

4. Enter Relevant Exhibits into the Record.

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

5. Staff Presentation of Application.

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

6. Planning Commission Discussion on Application:

Ms. Thurman inquired if the vehicles that will be for sale will be marked as so. Ms. Kelly responded that that is a code requirement for new and used vehicle sales businesses, but that it is not a requirement for vehicle sales as an accessory use. Ms. Kelly responded that she did not include that condition in order to keep it from appearing as a used car lot, however, that it is a condition that the Planning Commission could add if they felt that it was needed. Mr. Meyers stated that he felt it would be beneficial to require vehicles for sale to be marked in order to prevent there from being more than the allowed six (6). Mr. Bruenger mentioned that he would like to see a similar condition placed on the cars for sale that is required for a vehicle sale lot. Ms. Thurman stated that she would also but would leave it to the rest of the commission members. Mr. Sneddon stated that he also agrees that it would be a good idea. He also inquired if the vehicle sales would only allow for the sale of vehicles that were left behind or if the business owners would be purchasing cars for the purpose of selling them. Ms. Kelly responded that they would only be allowed to sell vehicles that were abandoned and that purchasing vehicles for the purpose of selling them is not allowed with this particular application.

Mr. Frazier inquired about the ownership of the parcels.

7. Applicant's Comments on Application.

Mr. Jim Blomquist, the local representative of the owner, introduced himself and clarified that the same owner owns all the buildings in that parcel. Mr. Frazier inquired if the parking lot would be striped. The applicant responded that yes, it will be. Mr. Frazier inquired if it is the property owner, or the business owner will be constructing the sidewalk. Mr. Blomquist responded that the property owner will be paying for and constructing the sidewalk. Mr. Frazier inquired why this property owner is being required to construct the sidewalk when the subject property does not directly front 350 Highway. Ms. Kelly responded that the same property owner owns both the subject property and the adjacent property that does directly front 350 Highway. Because these properties are in the same ownership, she had requested they develop the sidewalk, and the applicant had agreed. Mr. Frazier stated that he agrees that the cars for sale should be required to be marked as so. Ms. Kelly read the condition for the labeling of vehicles for sale, specific to vehicle sales lots, new and used. spaces.

8. Commission Discussion.

Ms. Thurman moved to incorporate the verbiage into condition #7, which is taken from Section 50-107(b)(28)(f). Mr. Sneddon inquired where vehicles are to be parked. Mr. Blomquist responded. Mr. Sneddon asked the applicant, Mr. Naveed, if he would be able to abide by all the conditions outlined in the staff report. Discussion was had about the number of parking Mr. Frazier seconded the motion that Mr. Thurman had made to modify condition #7.

VOTE: Motion passed 6-0-2.

The public hearing was closed at 7:43pm.

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

Mr. Bruenger made a motion to recommend approval of the application to the Board of Aldermen subject to the amended condition. Ms. Thurman seconded the motion.

VOTE: Motion passed 6-0-2.

C. Case No.: PZ-2024-06

Applicant: Joshua Miller, Emerald Auto

Reason: Requesting the approval of a Conditional Use Permit for “*Vehicle Repair, Limited*” for the property addressed as 9305 E. 350 Highway.

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.

4. Enter Relevant Exhibits into the Record.

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

5. Staff Presentation of Application.

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

6. Planning Commission Discussion on Application:

Mr. Meyers inquired if the applicant would like to speak.

7. Applicant’s Comments on Application.

The applicant, Mr. Joshua Miller, stated that his business had previously been located in Raytown and acknowledged that they had had parking issues before, but that those issues will not be a problem this time. Ms. Thurman inquired if there would be any vehicles that they would need to sell. Mr. Miller stated that no, they would not. Mr. Frazier asked if there are

any issues with the building itself. Ms. Kelly stated that she was not aware of any issues with the building, but that part of their commercial use permit requirements will be to have a building inspection performed by the Building Official and the fire department.

8. Commission Discussion.

Mr. Frazier asked if, in the future, we could condition that it is the responsibility of the property owner, not the business owner, to install the sidewalk. Ms. Kelly responded that the City does not get involved in determining who is responsible for its construction, we only make the requirement. More discussion was had regarding who should be responsible for future sidewalks. The City attorney stated that it is the responsibility of the property owner to construct the sidewalk. Ms. Thurman asked the applicant if they were confident that the property owner will construct the sidewalk. Ms. Maranda Miller, wife of Joshua Miller, stated that it will be incorporated into the lease agreement.

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

Mr. Frazier made a motion to recommend approval of the application to the Board of Aldermen subject to the conditions recommended in the staff report. Ms. Emerson seconded the motion.

VOTE: Motion passed 6-0-2.

D. Case No.: PZ-2024-08

Applicant: City Staff

Reason: Requesting the approval Text Amendment to allow for the "Utility, Major" land use to be included as an approved land use, and to determine the requirements for the development of new and for the expansion of existing major utility facilities.

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.

4. Enter Relevant Exhibits into the Record.

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

5. Staff Presentation of Application.

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

6. Commission Discussion on Application:

Mr. Sneddon asked what caused this application to be brought forward at this time. Ms. Kelly responded that we have been approached by new companies wanting to expand their services into Raytown, and we have been approached by existing substations that would like to upgrade and expand their facilities, but that currently, the code does not allow for the construction of new or the expansion of existing substations. Ms. Kelly stated that it is defined in the code, but that we have not developed the provisions for how to deal with those moving forward. Mr. Bruenger asked which zoning districts these substations currently exist in. Ms. Kelly stated that she knew of one that currently exists in an R-1 district, and one that exists in an R-2 district. Mr. Frazier asked why we weren't allowing chain link fences. Ms. Kelly stated that it was chosen for aesthetics and screening, but that they could allow chain link fences if the commission would like to recommend that it be allowed. The commissioners asked additional questions of staff, to which staff and legal counsel responded.

The public hearing was closed at 8:25pm.

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

Mr. Sneddon made a motion to recommend approval of the application to the Board of Aldermen as recommended by staff in the staff report. Ms. Emerson seconded the motion.

VOTE: Motion passed 6-0-2.

7. Other Business:

Ms. Kelly announced that the consulting firm for the Comprehensive Plan update, the Lakota Group, will be in town and will hold a community workshop on Wednesday, May 22nd, 6:30pm, at the Raytown School Wellness Center, 10301 State Rte. 350, Raytown, MO 64138. All are encouraged to be there. The commissioners asked questions regarding the meeting, to which staff responded.

8. Set Future Meeting Date – No applications have been received for the Thursday, June 6, 2024, meeting. The next Regular Planning Commission Meeting is Scheduled for **Thursday, July 11, 2024, at 7:00 PM.**

9. Meeting was Adjourned at 8:29 PM.



Staff Report

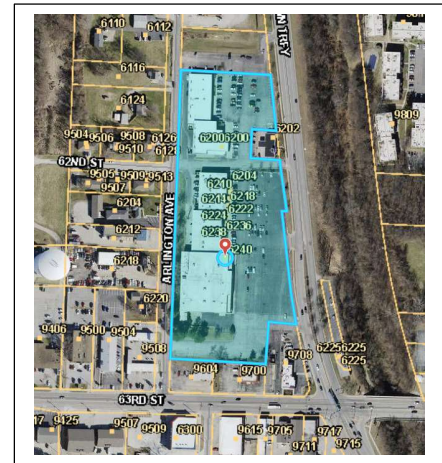
To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Conditional Use Permit PZ-2024-10

Planning & Zoning Meeting Date: August 1, 2024

Board of Aldermen Dates: September 3, 2024
and September 17, 2024



Applicant: Antenisha Jimerson | Royal Mansion Decor Event Space Planning & Workshop

Location: 6240 Raytown Trafficway

Ward: 1

Property Owner: 1340 East 9th Street Realty Corp.

Project Summary: The applicant is requesting the approval of a **Conditional Use Permit** to request the approval of the “Assembly Room” land use for an event space.

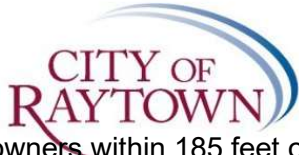
Staff Recommendation: Staff recommends **Approval with Conditions** of the Conditional Use Permit Application. Conditions are outlined below.

Background Information: The applicant, Antenisha Jimerson, is requesting the approval of a Conditional Use Permit for the “*Assembly Room*” land use for the purpose of having an event and workshop space at 6240 Raytown Trafficway, located within the Center 63 Shopping Center. Event spaces are permitted in the NC, Neighborhood Commercial Zoning District with the approval of a Conditional Use Permit. The maximum occupancy will be 300 people based on building and fire code requirements. There will be one more staff member in addition to the applicant.

Zoning: NC, Neighborhood Commercial

Total Land Area: 7.2 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **July 9, 2024**. 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



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

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

owners within 185 feet of the subject property on **July 11, 2024**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on Wednesday, July 17, 2024. No one, other than the applicants, attended the meeting.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	NC, Neighborhood Commercial	Commercial Businesses
South:	NC, Neighborhood Commercial	Commercial Businesses
East:	Public Right-of-Way (Arterial)	Raytown Trafficway
West:	NC, Neighborhood Commercial	Commercial Businesses

Land Use Conditions: The land use being requested by the Conditional Use Permit is subject to the following land use condition:

“Uses that commonly involve assemblies of large numbers of persons in a small area may require additional architectural analysis to ensure compliance with the adopted building and fire codes of the city. The director of community development or designated representative may determine that such documentation is required to be submitted for review prior to consideration of approval of a commercial use permit by staff or consideration of a conditional use permit by the planning commission.”

Staff Comment: Prior to the submission of the Conditional Use Permit application, a Commercial Use Permit inspection was performed by the Building Official and the Raytown Fire Protection District. The space passed all inspections and was deemed sufficient for the operation of an event and workshop space. The maximum occupancy, determined by building and fire codes, is 300 people.

Street Classification: **Raytown Trafficway** is classified as an **Arterial Street**.

Streets and Sidewalks: The Center 63 Shopping Center is easily accessible for vehicles via Raytown Trafficway, a major arterial. In addition, there is an existing 5-foot ADA-compliant sidewalk along the frontage of Raytown Trafficway.

Parking Requirement: The City of Raytown Municipal Code requires one (1) parking space for each 100 square feet of usable floor area if no fixed seating exists. There are 11,000 square feet of usable floor space within the tenant space, therefore **110** parking spaces are required. The property is able to accommodate this parking requirement. A parking diagram has been included in this packet.

Conditional Use Permit Factors to Be Considered:



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

The property is commercial in nature and is surrounded by other commercial uses in the NC Zoning District. The proposed use will be compatible with the surrounding environment and will help to bring patrons to the area.

2. The conservation of property values.

The property is located within the Center 63 shopping development. The approval of the Conditional Use Permit for an event space will help to retain property values as it will occupy a tenant space that has been vacant since October of 2023. No negative change to neighboring property values is expected.

3. Protection against fire casualties.

Prior to the submission of the Conditional Use Permit application, a Commercial Use Permit inspection was performed by the Building Official and the Raytown Fire Protection District. The space passed all inspections and was deemed sufficient for the operation of an event and workshop space.

4. Observation of general police regulations.

If managed properly, the proposed "Assembly Room" use will not violate any general police regulations.

5. Prevention of traffic congestion.

The Center 63 Shopping Center provides three (3) vehicular access points from Raytown Trafficway and has ample parking. It is not anticipated that traffic congestion will be an issue.

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

As previously stated, there are three (3) vehicular access points from Raytown Trafficway and the development has ample space for parking. Stalls will be required to be clearly striped. Parking and traffic circulation within the site as well as access to and from is not expected to be an issue.

7. Promotion of the safety of individuals and property.

The tenant space is currently vacant. The approval of a Conditional Use Permit for the purpose of an event space will improve the safety of individuals and property by bringing more people to an underutilized site.

8. Provisions for adequate light and air.



No new development is being proposed. The existing shopping center is already developed and provides adequate light and air.

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

The Center 63 development is currently underutilized and has plenty of available parking spaces. The proposed business will bring many people to the area for short periods of time during events and will not exceed the property's capacity to handle it.

10. Provision for public utilities and schools.

It is not anticipated that the proposed conditional use will have any impact on schools, and all necessary utilities are available to serve the property.

11. Invasion by inappropriate uses.

The proposed use, the operation of an event and workshop space, is an appropriate use. The area is commercial in nature, has ample parking, and is easily accessible via Raytown Trafficway, a major arterial.

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

Prior to the submission of the Conditional Use Permit application, a Commercial Use Inspection was performed, which included review by the Building Official and the Fire Department. The building passed all inspections, therefore no improvements to the building are required. A 5-foot ADA compliant sidewalk runs along the frontage of the Center 63 property adjacent to Raytown Trafficway. The parking stalls must be clearly striped, including the required handicap spaces. Other than the parking stall striping, no other public improvements will be required.

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

The Future Land Use Map designates this area for commercial use. The proposed use of an event and workshop space is appropriate for this property and will help bring patrons to a currently underutilized commercial development.

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

The proposed business, if managed properly, will contribute to the orderly and proper renewal, development and growth of the City. The applicant's proposed re-use of a vacant tenant space, combined with the recommended conditions of approval, will contribute to the orderly renewal of the city by continuing occupancy in a structure that otherwise risks remaining vacant for an extended period.



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:

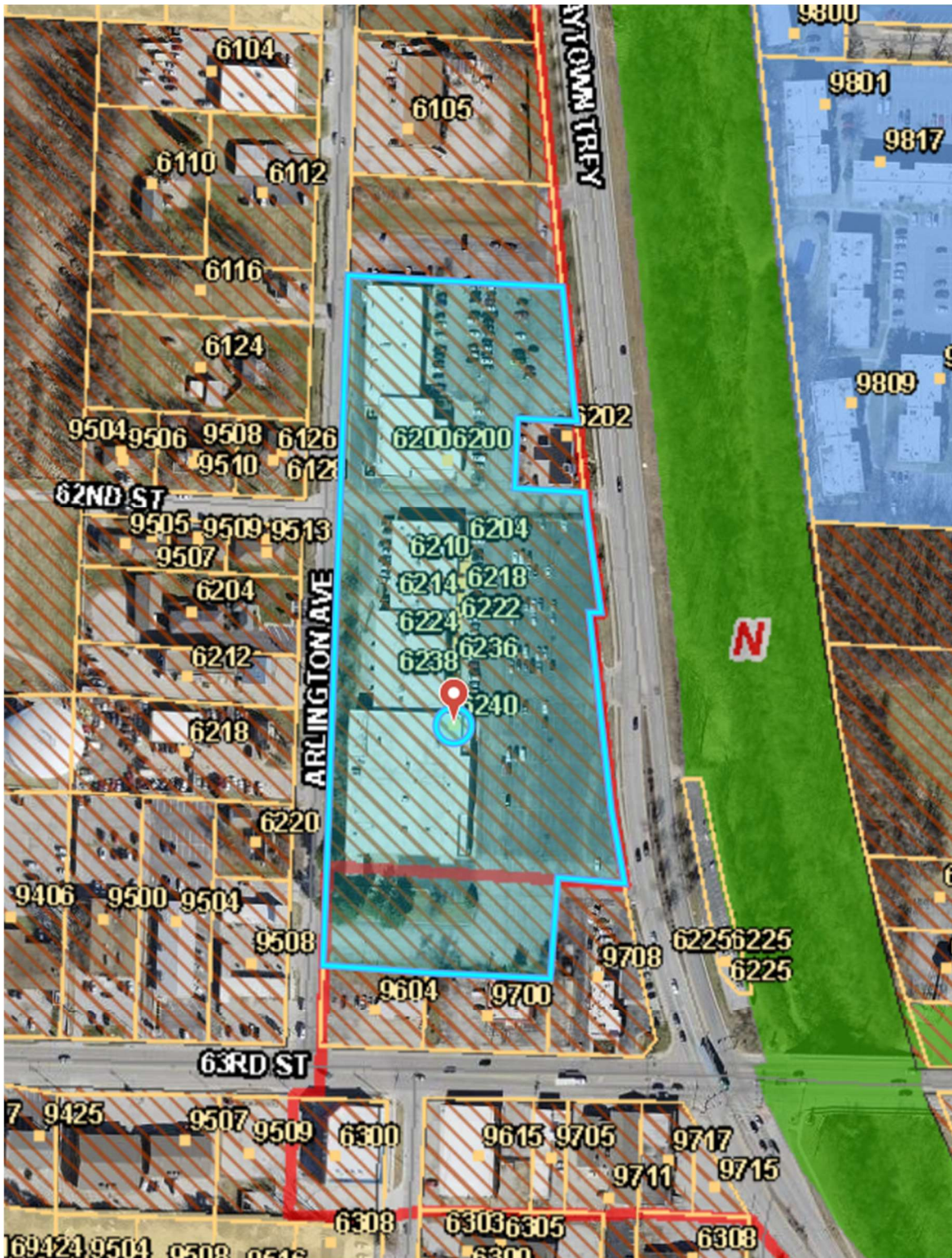
- Zoning Map
 - Site Photos
 - Public Notice Sign
 - Parking Diagram
 - Neighborhood Letter
 - 185-ft Buffer Map
 - Affidavit of Publication
 - Application
 - Receipt of Paid Taxes
 - Street Classification Map
 - 1996 Comprehensive Plan – Future Land Use Map
-

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2024-10** subject to the following conditions:

1. The maximum occupancy must not exceed 300 persons.
2. Intent to serve alcohol by the drink on the premises shall require an application to be filed with the City and a permit be issued for such activity before any drinks are served;
3. The required parking stalls must be properly striped including ADA-compliant handicap stalls.
4. The business must comply with all applicable local, state, and federal laws and regulations.
5. The Conditional Use Permit shall not be transferrable beyond the initial intended end-user, Antenisha Jimerson (d/b/a/ Royal Mansion Décor Event Space Planning & Workshop) and will not be transferrable to another location.
6. Signage must be properly permitted and is a separate process.
7. 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.



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:





Community Development Department
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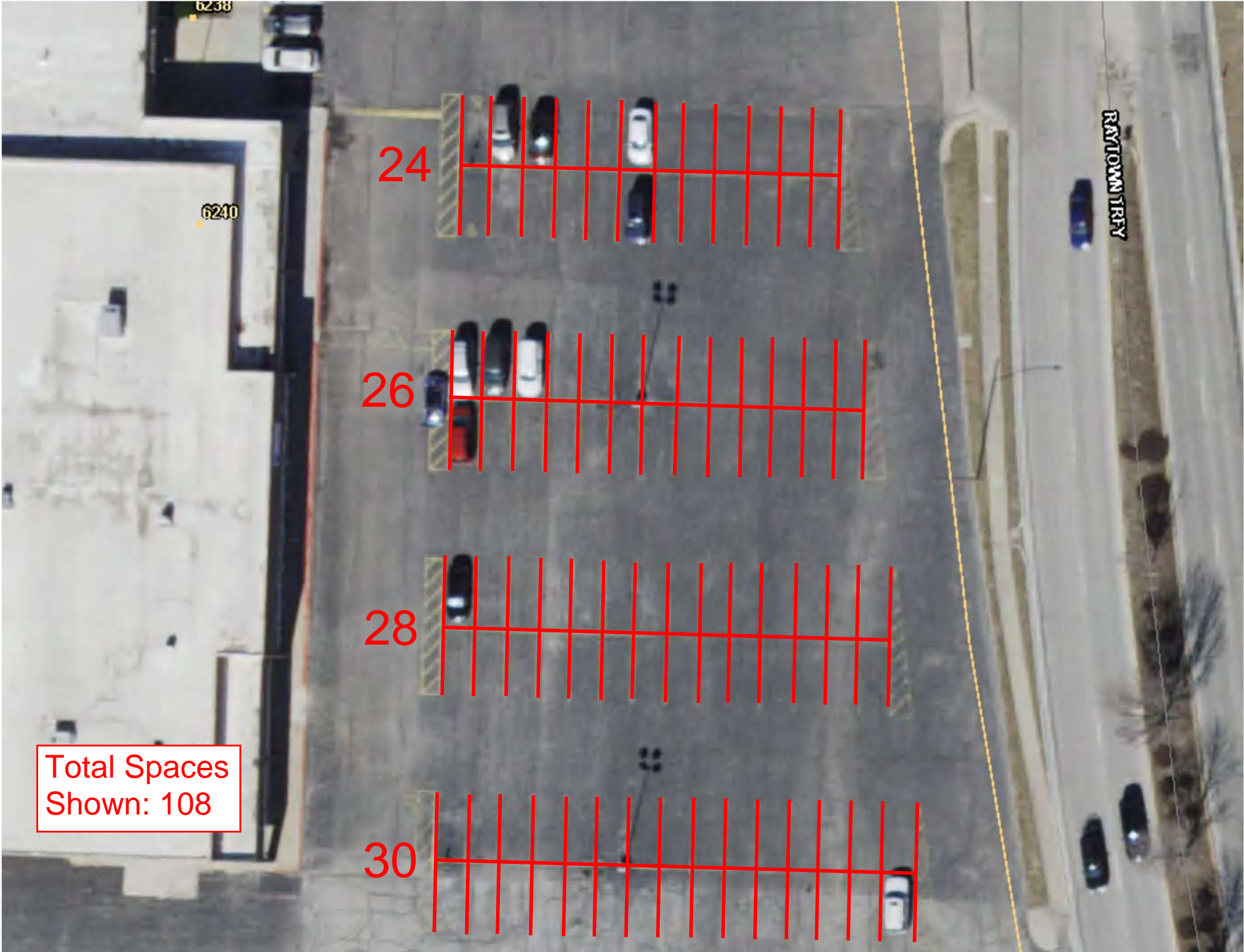
Public Notice Sign





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Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
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Total Spaces
Shown: 108

June 21, 2024
Re: Case No: PZ-2024-10

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 Antenisha Jimerson on behalf of the property owner requesting the approval of a Conditional Use Permit for the “*Assembly Room*” land use for the purpose of operating an event and workshop space in the tenant space located at 6240 Raytown Trafficway. This property is within the City of Raytown, Missouri and is zoned NC, Neighborhood Commercial. Event spaces are allowed in the NC, Neighborhood Commercial 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 **3:30pm on Wednesday, July 17, 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.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday August 1, 2024**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, July 26, 2024**.

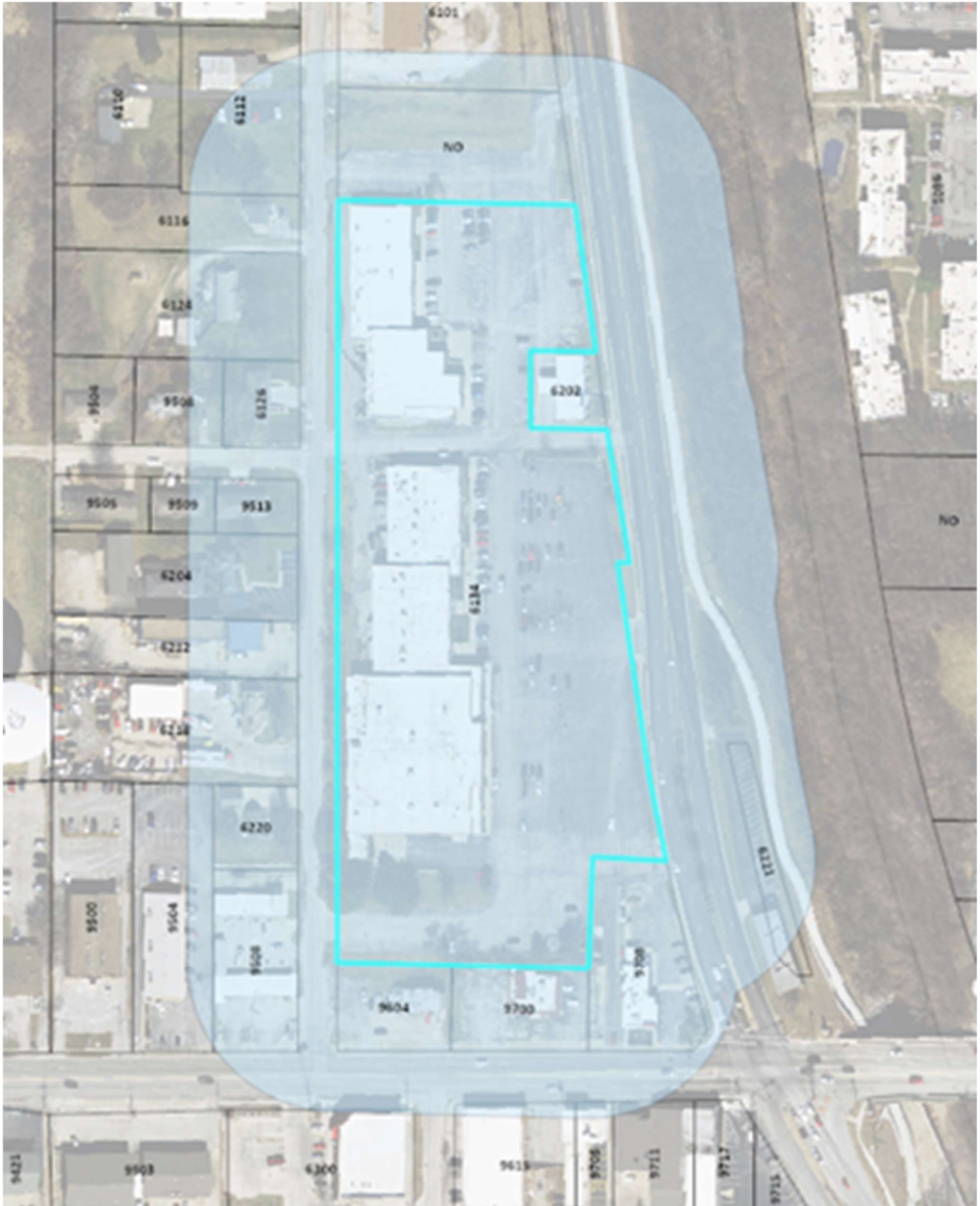
The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, September 3, 2024**.

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.

185-Foot Buffer





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

Office Use Only		Application Type(s):
Case #:	UPRMT-000183-2024	Conditional Use Permit
Fee Paid:	\$450.00	
PC Meeting Date:	08/01/24	
B of A Meeting Date:	09/3/24 and 09/17/24	
Newspaper Notice Date:	7/09/24	
Notice Letters Date:	7/11/24	

Project Info:	
Project Name: Royal Museum Dream Event Space Planning's Workshop	
Project Address: 6240 Raytown Trwy	
Existing Zoning: NC	Existing Land Use: vacant
Proposed Zoning: NC	Proposed Land Use: Event + workshop space
Total Acreage: 7.2 acres	

Applicant:			
Name of Applicant: Antenisha Timerson		Company (if Applicable):	
Address:			
City:		State:	Zip:
Phone:		Email: timerson@antentimerson.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:	Company (If Applicable):
1340 East 9 th Street Realty Corp.	
Address:	
184 New Egypt Rd City: Lakewood State: NJ Zip: 08701	
Phone:	Email:
800-553-7692	Paula@royalproperty.com
Property Owner Signature:	
x	

Please Give a Detailed Description of the Proposal Below:

With The Royal Mansion Decor Event Space Planning & Workshop we are offering a Top Tier Event Space large and small enough to accommodate Corporate Events, Quinceaneras, Weddings, and Receptions. As well as intimate spaces for smaller events such as Repasses, Baby Showers, Anniversaries, Graduation and Birthdays.

On the workshop side of The Royal Mansion, We aim to provide knowledge and hands on training for a growing industry. There are many facets to event planning. More than just liners and backdrops. It is our endeavor to equip decorators new and old with the tools and the space they need to be successful. Workshops to include how to build your entire vision for your clients professionally. The questions to ask and formats in which they can build into their websites to gain as much information to be able to provide appropriate quotes. The workshop will include but is not limited to the following.

Balloons- Garlands, Columns, Topiary, Walls. The different types of balloons and vendors. Accessories that are needed and how to use them.

Backdrops- Curtains, photos, how to incorporate balloons, floral backdrops, use of props and tables
Props- how to use props, cutouts, marquee numbers.

Florals- How to use floral, which florals to use together, fresh vs synthetic flowers, accessories and tools needed.

Centerpieces- How to create the vision of the client using all of the above to tie into the whole space.

Liners- how to use all forms of chaircovers and sashes. The use of spandex, rosette and satin chaircovers. Different types of chairs and how to use covers and sashes.

The list this workshop space will provide is exhaustive and unlimited as in the decor business its our wish to give the client the event they'll remember for a lifetime By providing a space for those in the field to learn and grow their business here in Kansas City metro areas we will in no doubt be the place all decorators big and small come to either learn or be a part of the community of family we build along the way



Community Development Department
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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:

Carnival Business

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

Shopping Center

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

Unknown



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

Large space -
AMLE parking
Commercially zoned

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

I will deposit
I will be working business, event booking

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

lose the family view

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

yes

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

continued commercial use

9. Additional comments:



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
02/22/2017 08:44:36 AM
WD FEE: \$ 24.00 2 Pages

INSTRUMENT NUMBER:
2017E0016083

Special Warranty Deed

THIS DEED dated this 21 day of February, 2017 WITNESSETH That **Monopoly Acquisitions, LLC, a Missouri limited liability company**, Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS does by these presents, BARGAIN AND SELL, Convey and Confirm unto **1340 East 9th Street Realty Corp**, whose mailing address is 805 Ave. L, Brooklyn, NY 11230, Grantee, its successors and assigns, the following described land situate in **Jackson County, Missouri**, to wit:

Tract 1:

A tract of land located in part of Section 34, Township 49 North, Range 32 West, being part of the tract described by the Warranty Deed recorded under Document No. 2012E0027701 of the Jackson County Records, and being part of Lot 1 and part of Lot 2, PENDLETON'S BLUE RIDGE PLACE, a subdivision in Raytown, Jackson County, Missouri, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2; thence along the North line of said Lot 2, South 86°58'07" East, 235.35 feet; thence leaving said North line, South 3°02'21" West, 232.83 feet; thence South 86°58'07" East, 365.36 feet, to a point on the Westerly right-of-way line of Blue Ridge Boulevard, as now established; thence along said Westerly right-of-line, South 17°35'47" West, 182.25 feet; thence leaving said Westerly right-of-way line, North 87°01'24" West, 60.53 feet; thence North 03°03'47" East, 65.00 feet; thence North 87°01'24" West, 260.09 feet; thence South 03°01'59" West, 65.00 feet; thence North 87°01'24" West, 227.97 feet, to a point on the East right-of-way line of Woodson Avenue, as now established; thence along said East right-of-way line, North 02°09'12" East, 409.79 feet to the point of beginning.

Also known as Tract 1 on the Certificate of Survey recorded March 3, 2016, as Document No. 2016E0018613, in Book T42, Page 40.

Tract 2:

Together with easements for ingress, egress and parking across all of Lots 1 and 2, PENDLETON'S BLUE RIDGE PLACE, as established by instrument recorded as Document No. I-250410, in Book I-685, Page 723 and modified by instrument recorded as Document No. I-399543, in Book I-963, Page 1785.

File No.: 20171967
D-Special Warranty Deed-IND MO

20171967 RC
Chicago Title Company, LLC

Page 1 of 2

Tract 3:

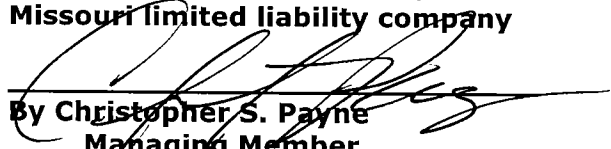
Perpetual, non-exclusive easement for parking of motor vehicles and free right of access, ingress, and egress and all vehicular and pedestrian traffic over the tract of land described as Tract 2 on the Certificate of Survey recorded March 3, 2016, as Document No. 2016E0018613, in Book T42, Page 40, as established by instrument recorded February 25, 2016, as Document No. 2016E0016448.

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

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appearing unto said Grantee, and unto its successors and assigns forever; said Grantor hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, pursuant to due authority, this 21 day of February, 2017

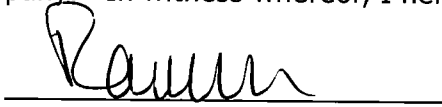
**Monopoly Acquisitions, LLC, a
Missouri limited liability company**


By **Christopher S. Payne**
Managing Member

STATE OF Kansas

COUNTY OF Johnson

On this 21 day of February, 2017 before me, the undersigned notary public personally appeared, Christopher S. Payne, Managing Member on behalf of Monopoly Acquisitions, LLC, a Missouri limited liability company, known to me to be the person who executed the instrument within and who duly acknowledged execution of the same on behalf of said Limited Liability Company. In witness whereof, I hereunto set my hand and official seal.


Randi K. Canon, Notary Public

My Commission expires: 3/12/20



TAX BILL

Center 63

4528

2023 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Property Account #: 45-210-03-17-02-0-00-000

Pay your bill online at: payments.jacksongov.org

PIN #: 1739452

ACCOUNT VALUE	
DESCRIPTION	2023
Market Value Total	\$150,000
Taxable Value Total	\$48,000
Assessed Value Total	\$48,000

TAX DISTRIBUTION		
AGENCY	LEVY	AMOUNT
RAYTOWN SCHOOL C-II	6.3200	3,033.59
FIRE DISTRICT - RAYTOWN	1.0832	519.94
JACKSON COUNTY	0.5116	245.57
CITY - RAYTOWN	0.3792	182.02
MID-CONTINENT LIBRARY	0.2911	139.73
METRO JUNIOR COLLEGE	0.1780	85.44
MENTAL HEALTH	0.0953	45.74
BOARD OF DISABLED SERVICES	0.0716	34.37
STATE BLIND PENSION	0.0300	14.40
Total Levy Rate	8.9600	

TCA: 022
 Lender:
 Location: NO ADDRESS ASSIGNED BY CITY



04528

45-210-03-17-02-0-00-000
 1340 E 9TH STREET REALTY CORP
 184 NEW EGYPT RD
 LAKEWOOD NJ 08701

TAXES AND SPECIAL ASSESSMENTS

YEAR DESCRIPTION	AMOUNT BILLED	BALANCE DUE
2023 A/V Principal- Commercial	4300.80	4300.80
2023 Replacement Tax	689.76	689.76
Total for Tax Year 2023		\$4,990.56
Total for All Tax Years		\$4,990.56

Description of Property

RNG-32 TWP-48 SEC-05
 PT OF SE NE 1/4 DAF: BEG AT NW COR SE NE 1/4 TH S 2 DEG W193.16' TO TRU POB TH CONT S 2 DEG W
 140' TH S 87 DEG E326.56' TO WLY ROW LI RAYTOWN RD TH N 5 DEG W 141.60' TH N87 DEG W 307.34' TO
 TRU POB

28110



IMPORTANT: PLEASE DO NOT SEPARATE IF PAYING IN PERSON
(IF PAYING BY MAIL, PLEASE RETURN THIS PORTION AND MAKE CHECK PAYABLE TO: "JACKSON COUNTY COLLECTOR")
YOU MAY PAY YOUR TAXES ONLINE BEFORE 12/31/2023 AT: [PAYMENTS.JACKSONGOV.ORG](https://payments.jacksongov.org)
BALANCES LISTED BELOW IF PAID AFTER 12/31 OF THE YEAR OF THE DELINQUENCY WILL CHANGE IF
LEGAL ACTION IS INITIATED FOR THE COLLECTION OF DELINQUENT TAXES.

TAX YEAR	TOTAL DUE	CUMULATIVE DUE	2023 YEAR IF PAID AFTER 12/31/2023:	
2023	\$4,990.56	\$4,990.56	JAN 5,470.65	JUL 5,955.73
			FEB 5,551.50	AUG 6,036.58
			MAR 5,632.35	SEP 6,117.43
			APR 5,713.19	OCT 6,198.28
			MAY 5,794.04	NOV 6,279.12
			JUN 5,874.89	DEC 6,359.97

45-210-03-17-02-0-00-000
 1340 E 9TH STREET REALTY CORP
 184 NEW EGYPT RD
 LAKEWOOD NJ 08701

DELINQUENT AFTER DECEMBER 31, 2023 TOTAL TAXES AND ASSESSMENTS DUE: \$4,990.56

Jackson County Collector
 P O Box 219747
 Kansas City, MO 64121-9747



0452100317020000009 200000000000 210000000000 220000000000 00000000499056 2

SAVE THE TOP PORTION OF THIS BILL FOR YOUR RECORDS.

Pay On-Line by E-CHECK, CREDIT or DEBIT CARD at: payments.jacksongov.org
THE ONLINE PAYMENT WEBSITE WILL CLOSE AT 11:40 P.M. ON DECEMBER 31 AND PAYMENT WILL BE LATE IF MADE AFTER THE WEBSITE REOPENS IN THE NEW YEAR.

1. Business hours: The Jackson County Courthouse and the Historic Truman Courthouse are open 8 AM - 5 PM, M - F, excluding holidays observed by Jackson County. Visit www.jacksongov.org for a list of holidays observed.
All County locations are closed on December 31, 2023.
2. Make check or money order to: Jackson County Collector and include your **PROPERTY ACCOUNT NUMBER**.
3. Paying by Mail? **Payment will be late if postmarked after December 31.**
 - Tear off the **Payment Coupon** below and include with your payment.
4. Paying in Person?
 - Bring the **ENTIRE BILL** (top and bottom) with payment to one of these locations:

Jackson County Courthouse	Historic Truman Courthouse
415 E. 12 th St, Suite 100	112 W. Lexington Ave, Suite 114
Kansas City, MO 64106	Independence, MO 64050
5. Paying Late? **Interest, penalties, and fees will accrue if payment is late.** If paying late, see your account information online at www.jacksongov.org or call (816) 881-3232 for total amount due at the time your payment will be received. Persons paying late risk being included on the annual published top 50 delinquent taxpayers list.
6. We do accept partial payments. Interest, penalties, and fees will accrue on any unpaid amount the first day each month if not paid on or before December 31. Partial payments cannot be made online.
7. **RECEIPTS will only be mailed upon request.** To check the status of your payment or obtain current and prior year receipts visit www.jacksongov.org and click on "tax receipts". You may also email Collections@jacksongov.org using "Receipt Request" in the subject line and include your property account number(s) in the email.

REAL ESTATE TAXES

The property owner is responsible for obtaining and paying the bill prior to December 31. **If property is mortgaged and your mortgage payments include taxes**, please forward this **ENTIRE BILL** to your loan company with a note of explanation.

SPECIAL FOR SENIORS/DISABLED

Are you 65 or older or 100% disabled? If so, subject to certain limitations, you may qualify for a **state income tax credit** administered by the State of Missouri for property tax or rent paid on your residence. For information call (573) 751-3505 or visit the State website: <https://dor.mo.gov/personal/ptc/>

SENIORS (62 & over) can qualify to pay real estate taxes on their primary residence in **four equal installments**. The first installment must be paid by December 31 of the applicable tax year and subsequent installments must be paid on or before February 28, May 31, and August 31 of the following year.

To enroll, a taxpayer must complete a **Senior Citizen Quad Payment Plan Application**, which may be printed online at: <https://www.jacksongov.org/Government/Departments/Collection/Tax-Payment-Methods/Senior-Quad-Payment-Program> or is available at the offices listed above. **Failure to pay on time will result in accrual of interest, penalties, and fees retroactively to January 1 and possible removal from the program.**

QUESTIONS? For individual personal property tax questions call (816) 881-1330. For business personal property tax questions call (816) 881-4672. For real property tax questions call (816) 881-3530. For general tax questions, call (816) 881-3232. For questions related to a pending BOE appeal, call (816) 881-3309. Telephones are staffed during the business hours described in #1 above.

Payment Coupon

Return this portion with payment

The online payment website will close at 11:40 P.M. on December 31. Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees pursuant to Missouri statutes.

SAVE TIME AND PAY CONVENIENTLY ON-LINE AT: payments.jacksongov.org

Tax statements are mailed as a convenience to the taxpayer, but failure to receive a tax statement does not relieve the taxpayer of the obligation to pay the taxes when due.
Mo. Revised Statutes 52.240.

CHANGE OF ADDRESS:

NAME _____		
STREET _____		APT # _____
CITY _____	STATE _____	ZIP _____



Jackson County, MO

2023 Property Tax

Paid November 30th, 2023

Receipt Details

Receipt Number
13755084

Amount Applied
\$4,990.56

Payer Name
1340 E 9TH STREET REALTY CORP

Tender Type
ELECTRONIC CHECK

Payer Address
NO ADDRESS ASSIGNED BY CITY
RAYTOWN, MO 64133

Real Property

Property Account Number 45-210-03-17-02-0-00-000

Name
1340 E 9TH STREET REALTY CORP

Address
NO ADDRESS ASSIGNED BY CITY
RAYTOWN, MO 64133

Since
2019-10-11

To
--

Legal Line
RNG-32 TWP-48 SEC-05 PT OF SE NE 1/4 DAF: BEG AT NW COR SE NE 1/4 TH S 2 DEG W

Tax Year 2023

Receipt Details

Amount Applied
\$4,300.80

Unpaid Balance
\$0.00

Description
A/V Principal-Commer

Amount Applied
\$689.76

Unpaid Balance
\$0.00

Description
Replacement Tax

Distribution of Districts

STATE BLIND PENSION
\$14.40

BOARD OF DISABLED SERVICES
\$34.37

MENTAL HEALTH
\$45.74

METRO JUNIOR COLLEGE
\$85.44

MID-CONTINENT LIBRARY
\$139.73

CITY - RAYTOWN
\$182.02

JACKSON COUNTY
\$245.57

FIRE DISTRICT - RAYTOWN
\$519.94

RAYTOWN SCHOOL C-II
\$3,033.60

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

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

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

TAX BILL

Center 63

4532

2023 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Property Account #: 45-210-03-29-00-0-00-000

Pay your bill online at: payments.jacksongov.org

PIN #: 1739452

ACCOUNT VALUE	
DESCRIPTION	2023
Market Value Total	\$781,300
Taxable Value Total	\$250,016
Assessed Value Total	\$250,016

TAX DISTRIBUTION		
AGENCY	LEVY	AMOUNT
RAYTOWN SCHOOL C-II	6.3200	15,801.01
FIRE DISTRICT - RAYTOWN	1.0832	2,708.17
JACKSON COUNTY	0.5116	1,279.08
CITY - RAYTOWN	0.3792	948.06
MID-CONTINENT LIBRARY	0.2911	727.80
METRO JUNIOR COLLEGE	0.1780	445.03
MENTAL HEALTH	0.0953	238.27
BOARD OF DISABLED SERVICES	0.0716	179.01
STATE BLIND PENSION	0.0300	75.00
Total Levy Rate	8.9600	

TCA: 022
Lender:
Location: 6134 RAYTOWN TRFY



45-210-03-29-00-0-00-000
1340 E 9TH STREET REALTY CORP
184 NEW EGYPT RD
LAKEWOOD NJ 08701

TAXES AND SPECIAL ASSESSMENTS

YEAR DESCRIPTION	AMOUNT BILLED	BALANCE DUE
2023 A/V Principal- Commercial	22401.43	22401.43
2023 Replacement Tax	3592.73	3592.73
Total for Tax Year 2023		\$25,994.16
Total for All Tax Years		\$25,994.16

Description of Property

SEC-05 TWP-48 RNG-32---PT SE 1/4 NE 1/4 DAF: BEG SW COR SE 1/4 NE 1/4 TH N 939.15' TH E 301.56' TH S 5 DEG E 182.88' TH W 81.55' TH S 2 DEG W 95.37' TH E 94.5' TH S 5 DEG E 170.42' TH W 15' TH SE 270.1' TH SE 102.1' TH W 91.8' TH S 130' TH W 310.24' TO POB

32110



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BALANCES LISTED BELOW IF PAID AFTER 12/31 OF THE YEAR OF THE DELINQUENCY WILL CHANGE IF LEGAL ACTION IS INITIATED FOR THE COLLECTION OF DELINQUENT TAXES.

TAX YEAR	TOTAL DUE	CUMULATIVE DUE	2023 YEAR IF PAID AFTER 12/31/2023:	45-210-03-29-00-0-00-000
2023	\$25,994.16	\$25,994.16	JAN 28,494.80 JUL 31,021.43 FEB 28,915.90 AUG 31,442.54 MAR 29,337.01 SEP 31,863.64 APR 29,758.11 OCT 32,284.75 MAY 30,179.22 NOV 32,705.85 JUN 30,600.33 DEC 33,126.96	1340 E 9TH STREET REALTY CORP 184 NEW EGYPT RD LAKEWOOD NJ 08701

DELINQUENT AFTER DECEMBER 31, 2023 TOTAL TAXES AND ASSESSMENTS DUE: \$25,994.16

Jackson County Collector
P O Box 219747
Kansas City, MO 64121-9747



04521003290000000004 200000000000 210000000000 220000000000 00000002599416 3

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SENIORS (62 & over) can qualify to pay real estate taxes on their primary residence in **four equal installments**. The first installment must be paid by December 31 of the applicable tax year and subsequent installments must be paid on or before February 28, May 31, and August 31 of the following year.

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Mo. Revised Statutes 52.240.

CHANGE OF ADDRESS:

NAME _____		
STREET _____		APT # _____
CITY _____	STATE _____	ZIP _____



Official Receipt

Jackson County, MO

2023 Property Tax

Paid November 30th, 2023

Receipt Details

Receipt Number
13755074

Payer Name
1340 E 9TH STREET REALTY CORP

Payer Address
6134 RAYTOWN TRFY
RAYTOWN, MO 64133

Amount Applied
\$25,994.16

Tender Type
ELECTRONIC CHECK

Real Property

Property Account Number 45-210-03-29-00-0-00-000

Name
1340 E 9TH STREET REALTY CORP

Address
6134 RAYTOWN TRFY
RAYTOWN, MO 64133

Since
2019-10-11

To
--

Legal Line

SEC-05 TWP-48 RNG-32---PT SE 1/4 NE 1/4 DAF: BEG SW COR SE 1/4 NE 1/4 TH N 939.15' TH E 301.56' TH S 5 DEG E 182.88' TH W 81.55' TH S 2 DEG W 95.37' TH E 94.5' TH S 5 DEG E 170.42' TH W 15' TH SE 270.1' TH SE 102.1' TH W 91.8' TH S 130' TH W 310.24' TO POB

Tax Year 2023

Receipt Details

Amount Applied
\$22,401.43

Unpaid Balance
\$0.00

Description
A/V Principal-Commer

Amount Applied
\$3,592.73

Unpaid Balance
\$0.00

Description
Replacement Tax

Distribution of Districts

STATE BLIND PENSION
\$75.00

BOARD OF DISABLED SERVICES
\$179.01

MENTAL HEALTH
\$238.27

METRO JUNIOR COLLEGE
\$445.03

MID-CONTINENT LIBRARY
\$727.80

CITY - RAYTOWN
\$948.06

JACKSON COUNTY
\$1,279.08

FIRE DISTRICT - RAYTOWN
\$2,708.17

RAYTOWN SCHOOL C-II
\$15,801.01

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2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

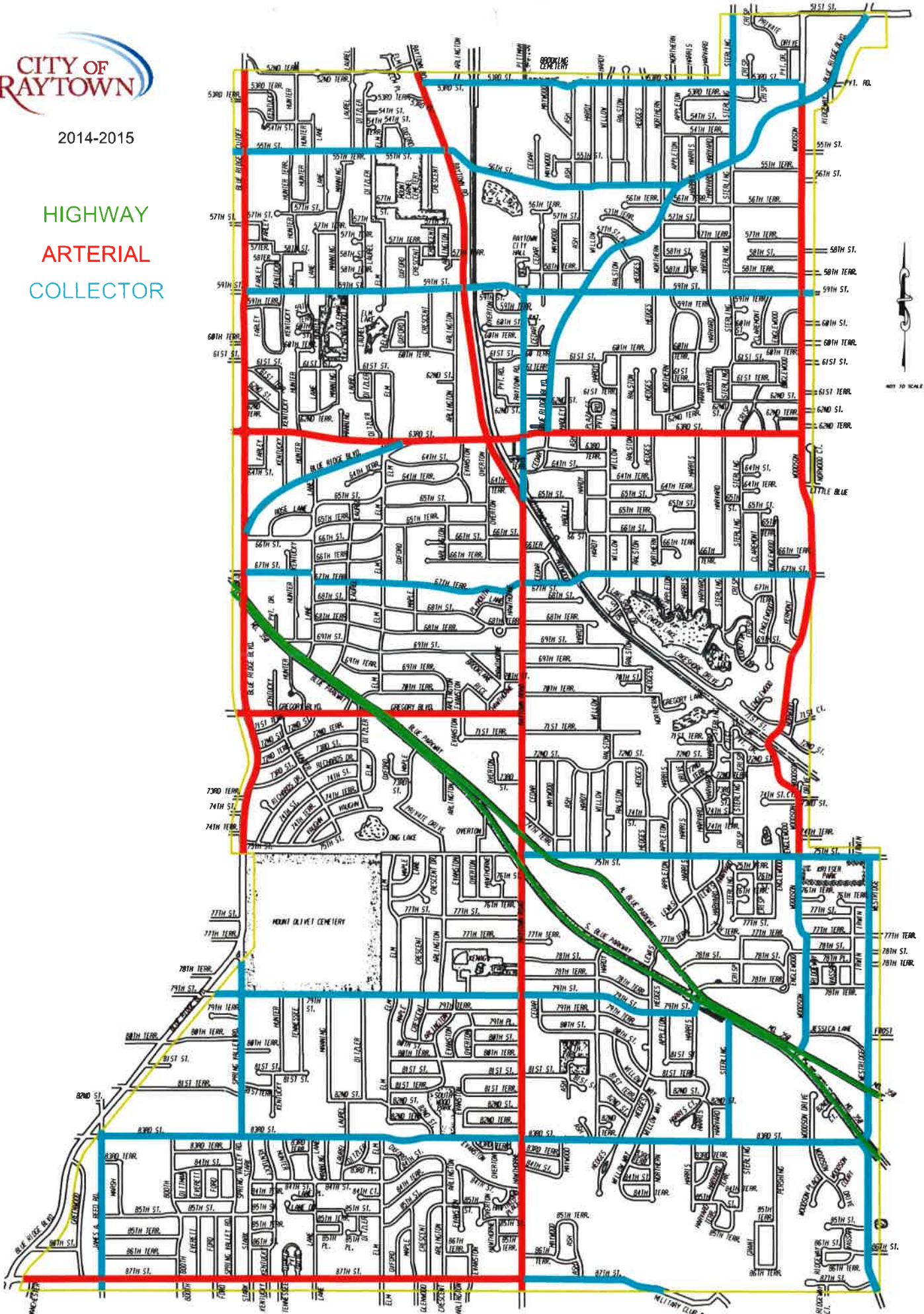


FIGURE 11
Future Land Use Map

