

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

**AGENDA**

**Raytown City Hall**  
**Board of Aldermen Meeting Chambers**  
**10000 East 59<sup>th</sup> Street**  
**November 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:
Morales:			

**3. Approval of Minutes – September 5, 2024, Regular Meeting Minutes**

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

**4. Approval of Minutes – October 3, 2024, Special Meeting/Work Session Minutes**

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

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

**6. Old Business:** None

**7. New Business:**

**A. Case No.: PZ-2024-12**

**Applicant: Tyeasha Smith, Ty's Cozy Care**

**Reason: Requesting the approval of a Rezoning from R-3, High-Density Residential to NC, Neighborhood Commercial, for the property addressed as 5400 Blue Ridge Cutoff.**

- 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: Reminder of the Lakota Group Community Meeting at the Raytown Wellness Center on Wednesday, November 13, 2024 from 5:30pm – 7:00pm.**
  
  - 8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, December 5, 2024, at 7:00 PM.**
  
  - 9. Adjourn**

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

**September 5, 2024**  
**7:00 pm**  
**Council Meeting Chambers**

**1. Welcome and introduction of new member.** Vice Chairman Frazier called the meeting to order at 7:00 P.M. and welcomed new member, Josh Morales, to the Planning Commission.

**2. Call meeting to order and Roll Call.** Secretary Stock called roll.

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

**3. Approval of Minutes:** Minutes of August 1, 2024, Regular Meeting were approved 8-0-1 upon a motion by Ms. Stock and a second by Mr. Bruenger.

**4. Public Discussion:** Jeanette Gentry said that she had come to speak in opposition of the case on the agenda, but after learning more about the case, is now in support of the application, not against.

**5. Old Business:** None.

**6. New Business:**

**A. Case No.: PZ-2024-11**

**Applicant: Phil Goode, Variety House III**

**Reason: Requesting the approval of a Rezoning from HC/350, Highway Commercial/350 Highway Corridor Overlay to HC-P, Highway Commercial Planned Development for the property addressed as 8809 E. 350 Highway.**

**1. Introduction of Application by Vice Chair.**

Vice Chairman Frazier introduced the application.

**2. Explanation of any ex parte' communication from Commission members 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 Additional Relevant City Exhibits into the Record:**

Shana Kelly, Planning & Zoning coordinator, entered all relevant exhibits into the public 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 Conditional Use Permit application.

**6. Commission Discussion.**

Ms. Thurman asked how much revenue is expected to be generated for the City. Ms. Kelly said that she was unable to answer that question and would like to defer to the applicant. Ms. Thurman asked if the police department had been notified that this development was coming. Ms. Kelly stated that, no, we did not directly reach out to PD, but that they would be contacted if issues arise.

Mr. Bruenger asked if the land uses listed that require a Conditional Use Permit to operate in HC, Highway Commercial Zoning District, will still require the applicant to obtain the approval of a Conditional Use Permit. Ms. Kelly responded that, no, if this application is approved, no Conditional Use Permit will be required for those six (6) land uses specifically requested in this application. Mr. Bruenger also asked if the percentage of alcohol must be less than half of the total gross receipts for all revenue or half of the total retail sales. The City Attorney responded that it would be 50% of all revenue. Mr. Morales asked if the term, "package alcohol" included open containers of drinks that are served at a bar. Ms. Kelly responded that it only referred to closed containers that are sold to be consumed off premises. Mr. Morales inquired if future liquor and/or tobacco stores would be prevented from opening on that property. Ms. Kelly responded that this property is not allowed to operate as a liquor/tobacco store, and future businesses on this property would also not be allowed to operate as liquor/tobacco stores.

Mr. Frazier asked questions regarding package alcohol sales and the business license. Ms. Kelly explained that the overall gross receipts would be considered for each business license. There could be multiple business licenses or only one, and that the percentage of alcohol sales would be considered for all revenue on that particular business license.

Ms. Stock added that the Power Point presentation helped clarify questions she had had prior to the presentation.

Mr. Bruenger asked why the sidewalk was conditioned to be completed in eighteen (18) months rather than one year, as has been typical in previous cases. Ms. Kelly clarified that the "Time of Performance in Rezoning" clause conditioned a time of eighteen (18) months, and that Conditional Use Permits usually call for twelve (12) months.

**7. Presentation of Application by Applicant.**

The applicant, Mr. Phil Goode presented the request and background for his application. Mr. Jean-Paul inquired about the meaning of the name of the business, what the future plans for the building are, and why did he choose the City of Raytown. Mr. Goode shared the history of the selection of that building, the proposed name of the business, and future plans for the site.

Mr. Sneddon stated that he believed this could be a big project for the City and inquired when he planned to open. Mr. Goode responded that he planned to open portions of the building as soon as possible. Mr. Sneddon asked if he was planning to lease tenant spaces. Mr. Goode responded that he did not intend to rent to individual tenants.

Ms. Stock commented that she has been watching the renovations and is excited about the project opening and stated that it looked very nice.

Ms. Emerson asked if Mr. Goode if he understood the conditions and would abide by them. He responded that he is. Mr. Frazier stated that he was a little concerned at first, but after hearing the presentation, he is very supportive.

Mr. Bruenger asked if we typically require trash enclosures to be located behind the building. Mr. Goode responded that they will have an enclosed trash enclosure.

Ms. Thurman inquired if the application is approved, will he need to come back before the Planning Commission. Ms. Kelly responded that the only reason he would need to come back to the Planning Commission would be if he wanted to make any changes to the application, but if not, he would not.

**8. Commission Discussion.**

There was no additional Commission discussion.

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

Ms. Stock made a motion to approve the application with the Conditions as written. Mr. Sneddon seconded the motion.

VOTE: Motion passed 7-1-1.

**7. Other Business:**

Mr. Frazier reminded the Commission that a Special virtual Meeting has been scheduled for Tuesday, September 10, 2024 at 7:00 PM.

- 8. Set Future Meeting Date** – The next Regular Planning Commission Meeting is scheduled for Thursday, October 3, 2024, at 7:00 PM.

**9. Adjourn**

The meeting was adjourned at 8:02 PM.

DRAFT

**CITY OF RAYTOWN**  
**PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING / WORK SESSION**  
**MINUTES**

**October 3, 2024**  
**7:00 pm**  
**Online Zoom Webinar Only**

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

Thurman: Present	Jean-Paul: Present	Frazier: Present
Emerson: Present	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Absent	Morales: Present
3. **The Lakota Group presentation to the Planning Commission:** The Lakota Group presented their Existing Conditions Report to the Planning Commission.
4. **Commission Discussion:** The Commissioners asked questions and gave feedback to the Lakota Group.
5. **Set Future Meeting Date** – The next Regular Planning Commission Meeting is Scheduled for Thursday, November 7, 2024, at 7:00 PM.
6. **Meeting was Adjourned at 8:30 PM.**



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

## Staff Report

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

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

**Case #:** Rezoning PZ-2024-12

**Planning & Zoning Meeting Date:**  
November 7, 2023

**Board of Aldermen Date:** December 3, 2024  
and December 17, 2024



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**Applicant:** Tyeasha Smith | Ty's Cozy Care

**Location:** 5400 Blue Ridge Cutoff

**Ward:** 3

**Property Owner:** The KC Baptist Temple of KC

**Project Summary:** The applicant is requesting a Rezoning from R-3, High-Density Residential to NC, Neighborhood Commercial for the purpose of operating a daycare facility.

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

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**Background Information:** The City of Raytown was incorporated in the year 1950, and the subject property was annexed sometime between 1954 and 1959. The exact year of building construction and the zoning designation of the property at that time is unknown. Historic zoning maps from the years 1972 and 1994 indicate that this property has always been zoned for apartments and medium to high-density residential. It is currently zoned R-3, High-Density Residential.

The building was constructed as an office building and has been utilized as such. This use is considered "legal nonconforming." Nonconforming uses are allowed to continue operating as they have always done, but once the nonconforming use ceases to operate for a period of more than six (6) months, the nonconforming status is lost, and the property must conform to present-day zoning requirements. Since the building has now been vacant for a period of time greater than six (6) months, the building must conform to present-day zoning requirements, which are



residential. Rather than demolish the building to construct residential units, the perspective buyer of the property, in partnership with the current owners, are seeking the approval of a rezoning application to NC, Neighborhood Commercial. They wish to use the facility as a daycare. No development is being proposed.

**Total Land Area:** 0.45 Acres

**Public Noticing:** *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **October 15, 2024**. A copy of the affidavit of publication is included with the attachments to this report. Letters to residents and property owners within 185 feet of the subject property were mailed on **October 17, 2024**. A copy of the letter is included with the attachments to this report.

**Neighborhood Meeting:** The applicant held a neighborhood meeting on **October 21, 2024**. One (1) neighbor attended and expressed support for the application. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

**Adjacent Properties:**

	<b>Zoning:</b>	<b>Current Land Use:</b>
<b>North:</b>	R-3, High-Density Residential	Single-Family Homes
<b>South:</b>	R-3, High-Density Residential	Apartment Complex (Temple Heights)
<b>East:</b>	Public Right-of-Way	Blue Ridge Cutoff
<b>West:</b>	City of Kansas City, Missouri	Apartment Complex (Temple Heights)

**Street Classification:** Blue Ridge Cutoff is classified as an Arterial Street.

**Vehicular and Pedestrian Access:** Pedestrian access is provided via a sidewalk on the west side of Blue Ridge Cutoff. Vehicular access is provided via a circle drive off Blue Ridge Cutoff.

**Rezoning Application Factors to Be Considered:**

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

The neighborhood is residential in nature, with single-family homes to the north, and an apartment complex for seniors, Temple Heights Manor, adjacent to the south, along a major arterial. Woods Chapel Raytown Church is across the street to the east, and Graceway Church is located on the northwest corner of E 55<sup>th</sup> Street and Blue Ridge Cutoff.

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

The properties along the west side of Blue Ridge Cutoff are zoned R-3, High-Density Residential and are used for single-family and multi-family dwellings, and a church. The



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Planning and Zoning Division

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properties to the east of Blue Ridge Cutoff are zoned R-1, Low-Density Residential and are used for single-family homes and another church.

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

The building, which was developed for office-use, is not compatible with its zoning designation of R-3, High-Density Residential. Because the building has been vacant for greater than six (6) months, it no longer retains its “nonconforming” status. It is not allowed to be used for commercial purposes. If the application is denied, the property may only be used for residential purposes.

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

If approved, the property will be able to be used for “Neighborhood Commercial” type businesses, which is how the building has always been utilized. The applicant wishes to use the facility as a daycare. This use will bring additional traffic to and from the building, but the property is located on Blue Ridge Cutoff, a major arterial. The daycare use will not bring more traffic or noise than the area can easily accommodate.

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

The last known business license was issued sometime in the 1990’s. In 2013, a sign permit was issued for “Language and Culture Learning Center.” The exact length of time that the property has been vacant is unknown.

**6. Consideration of public interest:**

**a. Public Health:**

Approval of the rezoning will not have any impact on public health. If approved, a daycare will need to be approved by the Jackson County Health Department.

**b. Public Safety:**

Approval of the rezoning application will not have any impact on public safety, so long as it is operated according to all local, county, state, and federal guidelines.

**c. Public Welfare:**

Approval of the rezoning to NC, Neighborhood Commercial will allow the building to be operated as a daycare, which is a needed business-type. This will benefit the public welfare.



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

Public services and utilities are already available to serve the building.

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

The 1996 Comprehensive Plan Future Land Use Map designates this property for High-Density Residential use. The proposed rezoning of NC, Neighborhood Commercial, is not in compliance with the 1996 Comprehensive Plan.

The Future Land Use Map was established to act as a guide to future zoning and development. It is not a concrete set of rules. In instances such as these, rezoning applications allow for some modifications and flexibility. Some small commercial developments within residential neighborhoods along major roads can add a healthy diversity of land uses to a neighborhood, especially in the form of a daycare, which is a growing need in the community.

While the proposed rezoning does not comply with the Future Land Use designation, it is compatible with the area and allows for the building to be used. If the application is denied, the property owner will not be able to use the existing building. They will need to demolish it to build housing, or it will remain vacant.

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**PUBLIC WORKS:**

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

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**ATTACHMENTS:**

- Zoning Map
- Site Photos
- Neighborhood Letter
- List of Addresses within 185 feet
- 185-ft Buffer Map
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Meeting Minutes



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- Affidavit of Publication
- Application
- Receipt of Paid Taxes
- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map

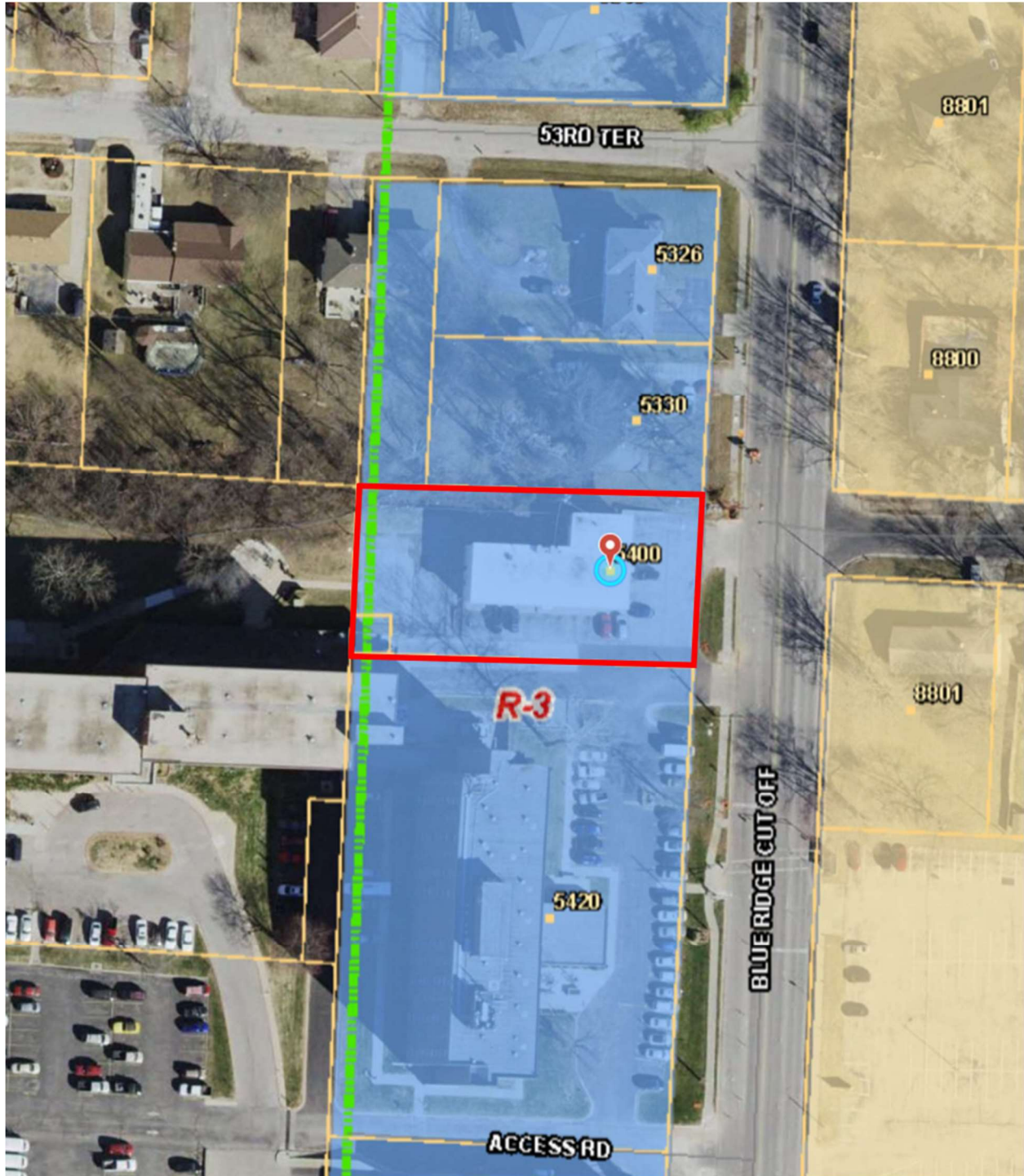
Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **PZ-2024-12** for the subject parcel located at 5400 Blue Ridge Cutoff from R-3, High-Density Residential to NC, Neighborhood Commercial as modified by the recommended conditions listed below. These conditions are only required to be met pursuant to approval of this Rezoning application by the Board of Aldermen:

1. Parking stalls must be striped and ADA-compliant stalls must be clearly marked. The City of Raytown requires parking stalls to be a minimum of nine feet (9') wide by eighteen feet (18') long.
2. Must abide by all local, county, state, and federal laws.
3. Approval for a daycare from the State of Missouri and from the Jackson County Health Department must be obtained prior to the approval of a City of Raytown business license and operation of the business.
4. All daycare centers within the City of Raytown are required to have a minimum of 500 square feet of contiguous, compact outside play area for every five children. The play area must be fenced with a fence at least 48 inches in height.
5. Signs must be properly permitted and is a separate application and process.



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Planning and Zoning Division  
10000 E 59<sup>th</sup> Street • Raytown, MO 64133  
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Zoning Map:





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**Site Photos:**



*Facing the front of the building, to the west.*



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



*Facing the side of the building, to the north.*

October 3, 2024  
Re: Case No: PZ-2024-12

Dear Property Owner/Tenant:

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

The Raytown Community Development Department is processing a Rezoning application filed by Tyeasha Smith in partnership with the property owner requesting the approval of a Rezoning from R-3, High-Density Residential to NC, Neighborhood Commercial for the property located at 5400 Blue Ridge Cutoff. This property consists of 0.46 acre of land and is located within the City of Raytown, Missouri.

The properties west of Blue Ridge Cutoff were designated for high-density residential use in the 1960's. The building located at 5400 Blue Ridge Cutoff is a commercial/office building and has been used for commercial, religious, and instructional purposes as far back as city records exist. This land use, which is contradictory to its residential zoning designation, has been allowed to remain so long as it is used continuously without an interruption greater than six (6) months. This is known as "legal nonconforming" status. The building has now been vacant for a period of time greater than six (6) months, thus losing its legal nonconforming status. In order to once again use the building for commercial or instructional purposes, the perspective buyer, in partnership with the current owner, is requesting the approval of a rezoning to NC, Neighborhood Commercial in order to use the facility as a daycare/preschool.

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 Monday, October 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.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday November 7, 2024**. The full packet and agenda should be available for view on the City of Raytown website on **Friday, November 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, December 3, 2024**.

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

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

If you will require any special accommodations (i.e., qualified interpreter, large print reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816)737-6014 no later than 48 hours prior to the applicable public hearing date.

<b>Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
ALBERT NCHE FUNJONG	8709 E 53RD TER	KANSAS CITY	MO	64129
SHORTELL ROBERT B	8300 LEES SUMMIT RD	KANSAS CITY	MO	64139
OCCUPANT	8717 E 53RD TER	KANSAS CITY	MO	64129
BLACKBURN EDWARD C & ROBERTA E	8719 E 53RD TER	KANSAS CITY	MO	64129
BOUGHTON WINFORD E	8801 E 53RD TER	RAYTOWN	MO	64133
WRIGHT RASHEED	8800 E 54TH ST	RAYTOWN	MO	64133
LAMAR COLLETTE V	8801 E 54TH ST	RAYTOWN	MO	64133
PECINA MAXIMILIANO & ELIZABETH	8804 E 54TH ST	RAYTOWN	MO	64138
JOHANNES MARY & SHARON	8805 E 54TH ST	RAYTOWN	MO	64133
CUNNINGHAM JAMES C & ANGELA M	5326 BLUE RIDGE CUTOFF	RAYTOWN	MO	64133
BROWN THOMAS B & CECELIA B	5330 BLUE RIDGE CUTOFF	RAYTOWN	MO	64133
TEMPLE HEIGHTS MANOR #2	5440 BLUE RIDGE CUTOFF	KANSAS CITY	MO	64133
THE KC BAPTIST TEMPLE OF KC	5460 BLUE RIDGE CUTOFF	KANSAS CITY	MO	64133
FIRST UNITED METHODIST CHURCH OF RAYTOWN	5413 BLUE RIDGE CUT OFF	RAYTOWN	MO	64133
TEMPLE HEIGHTS I LLC	795 RIDGE LAKE BLVD STE 300	MEMPHIS	TN	38120
TEMPLE HEIGHTS I LLC	795 RIDGE LAKE BLVD STE 300	MEMPHIS	TN	38120
THE KC BAPTIST TEMPLE OF KC	5460 BLUE RIDGE CUTOFF	KANSAS CITY	MO	64133

185 - Foot Buffer Map





Mr. Brown came in as a messenger for the neighbors and he is also a direct neighbor to the subject Property.

He mainly wanted to know about the longhaul of us occupying the space as the neighbors have dealt with unwanted guests and activity.

He is excited about me coming in and wishes me the best.





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

## PLANNING APPLICATION

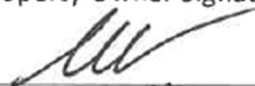
Office Use Only	Application Type(s):
Case #: RZNE-000192-2024	Rezoning
Fee Paid: \$450.00	
PC Meeting Date: 11/07/24	
B of A Meeting Date: 12/03/24	
Newspaper Notice Date: 12/17/24	
Notice Letters Date: 10/17/24	

<b>Project Info:</b>	
Project Name: Ty's Cozy Care	
Project Address: 5400 Blue Ridge Cutoff	
Existing Zoning: R 3	Existing Land Use: Vacant Building
Proposed Zoning: NC, Neighborhood Commercial	Proposed Land Use: Childcare/Preschool
Total Acreage: 0.46 Acre	

<b>Applicant:</b>	
Name of Applicant: Tyasha Smith	Company (If Applicable): Ty's Cozy Care
Address: 7304 Cleveland	
City: KC MO	State: Zip: 64132
Phone: 816-612-6565	Email: tyeshagrandberry@gmail.com
Applicant Signature: X	



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Planning and Zoning Division  
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Phone: 816-737-6014 • Fax: 816-737-6164

<b>Property Owner:</b>	
Name of Owner:	Company (If Applicable):
Kansas City Baptist Temple of Kansas City, MO	
Address:	
5400 Blue Ridge Cutoff	Kansas City State: MO Zip: 64133
Phone:	Email:
816-358-0988, #2015	scottehle@visitgraceway.org
Property Owner Signature:	
X 	
Scott K. Ehle, Exec. Dir.	
<b>Please Give a Detailed Description of the Proposal Below:</b>	
<p>Property is presently and has been since 1973 operated under a zoning variance from residential to commercial. This application is to rezone to commercial. Past uses all been non-residential. A request to rezone has not previously been made to our knowledge.</p>	



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

<b>Landscape Architect:</b>			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
<b>Attorney:</b>			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
<b>Other:</b>			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		

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

*It will be use to provide childcare services  
and Preschool learning daily during the weekdays*

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

*We are providing community services.*

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



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

The location and purpose for use is needed to bring more resources to Raytown residents who need childcare and early education for children.

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

DONE

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

IF would not be able to use for

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

Proper water supply for handwashing, toilets  
Proper Heating and Energy

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

9. Additional comments:





# ASSESSMENT DEPARTMENT

(816) 881-3239  
Fax: (816) 881-1388

## JACKSON COUNTY

Jackson County Courthouse  
415 East 12th Street, First Floor Mezzanine  
Kansas City, Missouri 64106  
jacksongov.org

February 21, 2023

THE KC BAPTIST TEMPLE OF KC  
5460 BLUE RIDGE CTO  
KANSAS CITY, MISSOURI 64129

Dear THE KC BAPTIST TEMPLE OF KC,

Review of the application for Ad Valorem\* tax exemption on the real property described below is complete. Based on the information provided, your application for 2023 tax exemption is approved for a full exemption on the following parcels.

**The property will become taxable for the 2027 tax year.** To maintain a sound exemption program, the exemption qualifications of the property described below will be reviewed for the 2027 tax year.

After 1/1/2027 and prior to 3/1/2027 provide this office with the following information:

- A complete list of the uses occurring on this property during the previous year.
- Documentation supporting the use of the property.

**Any changes in the property use or ownership from that provided in your application or within your exemption file must be reported in writing to this office to determine if the change will affect the current exempt status.**

If you have any questions regarding this correspondence, please contact me at [jrobles@jacksongov.org](mailto:jrobles@jacksongov.org)

Sincerely,  
Juan Robles  
Tax and Records Coordinator

Parcel	Situs
32-910-09-31-00-0-00-000	5400 BLUE RIDGE CUT OFF, RAYTOWN

When corresponding with this office regarding this property always include this property parcel/account number

\* Ad Valorem tax is property taxes based on the value of the property (Other taxes collected by Jackson County are not covered under this exempt status.)

Property Account Summary  Barcode

<b>Parcel ID:</b> 32-910-09-31-00-0-00-000	<b>Property Address:</b> 5400 BLUE RIDGE CUT OFF , RAYTOWN, MO 64129
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**General Information**

Property Description	KIMPTON HEIGHTSTH PT OF SE NE 1/4 DAF: BEG AT TH SE COR OF LOT 51 CONTOF KIMPTON HGTS SUB TH W 200' TH S 77' TH E 23'TH S23' TH E 177' TH N 100' TO POB.
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

**Property Characteristics**

No Property Characteristics Found

**Parties**

Role	Percent	Name	Address
Taxpayer	100	THE KC BAPTIST TEMPLE OF KC	5460 BLUE RIDGE CTO, KANSAS CITY, MO 64133
Owner	100	THE KC BAPTIST TEMPLE OF KC	5460 BLUE RIDGE CTO, KANSAS CITY, MO 64133

**Property Values**

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Market Value Total	308800	247000	247000	246445	246445
Taxable Value Total	0	0	0	0	0
Assessed Value Total	98816	79040	79040	78862	78862

**Motor Vehicle Account Asset Inventory**

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
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No Vehicle Account Assets Found

**Active Exemptions**

E09 Religious

**Tax Balance**

No Charge Amounts are due for this property. If you believe this is incorrect, please contact a Property Support Specialist.

**Distribution of Current Taxes**

<b>District</b>	<b>Amount</b>
BOARD OF DISABLED SERVICES	\$0.00
CITY - RAYTOWN	\$0.00
FIRE DISTRICT - RAYTOWN	\$0.00
JACKSON COUNTY	\$0.00
MENTAL HEALTH	\$0.00
METRO JUNIOR COLLEGE	\$0.00
MID-CONTINENT LIBRARY	\$0.00
RAYTOWN SCHOOL C-II	\$0.00
STATE BLIND PENSION	\$0.00

**Receipts**

<b>Date</b>	<b>Receipt No.</b>	<b>Amount Applied to Parcel</b>	<b>Amount Due for Parcels Selected</b>	<b>Receipt Total</b>	<b>Change</b>
No Receipts Found					

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 27<sup>th</sup> day of December, 1991 by and between all of the undersigned names (which are known as The Kansas City Baptist Temple of Kansas City, Missouri, a Missouri not-for-profit corporation) ("Grantors") and THE KANSAS CITY BAPTIST TEMPLE OF KANSAS CITY, MISSOURI, a Missouri not-for-profit corporation ("Grantee"). The mailing address of Grantee is 5460 Blue Ridge Cutoff, Kansas City, Missouri 64133.

WHEREAS, Grantors collectively own the real property described herein in various names and it is intended for Grantee to own fee title in its name. Presently, the record title is as follows: The Kansas City Baptist Temple of Kansas City, Missouri as to Tracts 1, 2, 8, 9 and 10; The Kansas City Baptist Temple as to Tract 3; Kansas City Baptist Temple as to Tract 4; Kansas City Baptist Temple, Inc. as to Tracts 5 and 6; Kansas City Baptist Temple of Kansas City as to Tract 7; and Kansas City Baptist Temple of Kansas City, Missouri as to Tract 11. This document is to clarify and correct the record title so that all persons are on notice that the proper entity to hold title is Grantee.

WITNESSETH, that Grantors, in consideration of One and no/100ths Dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby SELL AND CONVEY unto Grantee, its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

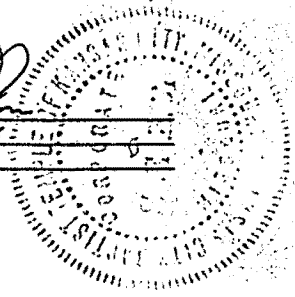
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto its successors and assigns forever; the said Grantors hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by Grantors; and that they will warrant and defend the title to said premises unto the Grantees and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantors.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first herein written.

THE KANSAS CITY BAPTIST TEMPLE  
OF KANSAS CITY, MISSOURI,  
a Missouri not-for-profit  
Corporation  
a/k/a The Kansas City Baptist Temple  
a/k/a Kansas City Baptist Temple  
a/k/a Kansas City Baptist Temple,  
Inc.  
a/k/a Kansas City Baptist Temple of  
Kansas City  
a/k/a Kansas City Baptist Temple of  
Kansas City, Missouri

By Charles G. Adams  
Name CHARLES G. ADAMS  
Title PRESIDENT

Donald E. Kees  
Treasurer



STATE OF MISSOURI )  
 ) SS.  
COUNTY OF JACKSON )

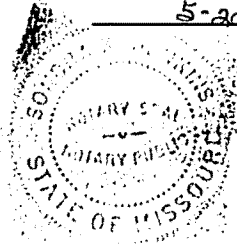
On this 27th day of December, 1991, before me appeared Charles G. Adams, to me personally known, who being by me duly sworn, did say that he is the President of the Grantor corporations and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said Charles G. Adams acknowledged said instrument to be the free act and deed of said corporations.

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

Sondra K. Jenkins  
Notary Public

My commission expires:  
5-20-94

**SONDRA K. JENKINS**  
Notary Public - State of Missouri  
Commissioned in Jackson County  
My commission expires May 20, 1994



## EXHIBIT A

## TRACT I:

99-31-49-32

Part of the Southeast quarter of the Northeast quarter of Section 31, Township 49, Range 32, described as follows: Commencing at the Southeast corner of Lot 51, Continuation of Kimpton Heights; thence South along the West right-of-way line of Blue Ridge Cut-Off (40 feet from the centerline thereof 385 feet to the true point of beginning of this tract; thence South along the West right-of-way line of said Blue Ridge Cut-Off (40 feet from the centerline thereof) 394.04 feet to a point on the North right-of-way line of 55th Street thence West along the North right-of-way line of said 55th Street (25 feet from the centerline thereof) 620.24 feet; thence North along the prolongation of the East line of Lots 30 and 29, in said subdivision and also along the East line of said Lots 30 and 29, a distance of 493.42 feet; thence East parallel to and 285 feet South of the South line of Lots 52 thru 56, in said subdivision, 420.30 feet to a point on the Kansas City-Raytown city limits; thence South parallel to and 200 feet West of the West right-of-way line of Blue Ridge Cut-Off 100 feet; thence East parallel to and 385 feet South of the South line of Lots 51 and 52 in said subdivision, 200 feet to the true point of beginning, in Kansas City, and Raytown, Jackson County, Missouri.

## TRACT II:

Lot 14, KIMPTON HEIGHTS, a subdivision in Kansas City, Jackson County, Missouri.

$$\frac{36}{143}$$

## TRACT III:

All that part of the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 49, Range 32 in Raytown, Jackson County, Missouri, described as follows: Beginning at the Southeast corner of Lot 51, CONTINUATION OF KIMPTON HEIGHTS, a subdivision in Kansas City and Raytown, Missouri; thence West along the South line of Lots 51 and 52 in said subdivision 200 feet to a point on the Kansas City-Raytown City limits; thence South along said city limits line 77 feet; thence East 23 feet; thence south 23 feet; thence East 177 feet to a point of the West right-of-way line of Blue Ridge Cut-Off; thence North along said right-of-way 100 feet to the point of beginning.

## TRACT IV:

All that part of Lot 1, COLLING'S HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the North line of the Southeast 1/4 of Section 31, Township 49, Range 32, said beginning point being South 86 degrees 40 minutes 2 seconds East, 1,606.60 feet from the center of said Section 31; thence continuing along the North line of the Southeast 1/4 of said Section 31, South 86 degrees 40 minutes 27 seconds East, 345.35 feet; thence South 02 degrees 15 minutes 33 seconds West, 254 feet; thence South 86 degrees 40 minutes 27 seconds East, 228 feet; thence South 02 degrees 15 minutes 33 second West, 584.80 feet; thence North 86 degrees 40 minutes 27 seconds West along the Easterly prolongation of the North line of Coach Light Square 2nd Plat, a subdivision a distance of 733.35 feet; thence North 02 degrees 15 minutes 33 seconds East, 376:47 feet; thence South 86 degrees 40 minutes 27 seconds East, 160 feet; thence North 02 degrees 15 minutes 33 seconds East, 462.33 feet to the point of

$$\frac{29}{218}$$

beginning, subject to that part in 55th Street. Said legal above being Lots 1 and 2, and Tracts A, B, and C, OLD MADRID, a subdivision in Kansas City, Jackson County, Missouri, now vacated by Ordinance No. 50137.

TRACT V:

The West 94 feet of the East 228 feet of the North 254 feet of Lot 1, COLLING'S HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

$\frac{29}{218}$  ✓

TRACT VI:

All of the North 254 feet of the West 67 feet of the East 134 feet of the East 228 feet of Lot 1, COLLING'S HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

$\frac{29}{218}$  ✓

TRACT VII:

The North 254 feet of the East 67 feet of Lot 1, COLLING'S HOMESTEAD, a subdivision in Kansas City, Jackson County, Missouri.

$\frac{29}{218}$  ✓

TRACT VIII:

All of Lot 13 and the East 10 feet of Lot 12, KIMPTON HEIGHTS, a subdivision in Kansas City, Jackson County, Missouri.

$\frac{36}{143}$  ✓

TRACT IX:

Lot 32, CONTINUATION OF KIMPTON HEIGHTS, a subdivision partly in Raytown, partly in Kansas City and wholly in Jackson County, Missouri. (Said Lot 32, being entirely in Kansas City)

$\frac{16}{206}$  ✓

TRACT X:

Lot 31, CONTINUATION OF KIMPTON HEIGHTS, a subdivision partly in Raytown, partly in Kansas City and wholly in Jackson County, Missouri. (Said Lot 31, being entirely in Kansas City)

$\frac{16}{206}$  ✓

TRACT XI:

Lot 88, COACH LIGHT SQUARE LOTS 1-98, a subdivision in Kansas City, Jackson County, Missouri.

$\frac{24}{104}$  ✓

17980032

(STATE OF MISSOURI) SS  
(COUNTY OF JACKSON)  
I CERTIFY INSTRUMENT RECEIVED

1791 DEC 31 A 10:44.0

RECORDED  
12196P 819  
WALTER R. PETERSON JR.  
DIRECTOR OF RECORDS

300  
490  
1400  
2100

*J. Harrell*

RECEIPT (REC-031842-2024)  
FOR CITY OF RAYTOWN

**BILLING CONTACT**

THE KC BAPTIST TEMPLE OF KC  
5460 BLUE RIDGE CUT OFF  
RAYTOWN, MO 64133



Payment Date: 09/17/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZNE-000192-2024	Rezone Fee	Fee Payment	Check #1261	\$450.00
5400 BLUE RIDGE CUTOFF RAYTOWN, MO 64133			<b>SUB TOTAL</b>	<b>\$450.00</b>
			<b>TOTAL</b>	<b>\$450.00</b>





2014-2015

HIGHWAY  
ARTERIAL  
COLLECTOR

