

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

**AGENDA**

**Raytown City Hall**  
**Board of Aldermen Meeting Chambers**  
**10000 East 59<sup>th</sup> Street**  
**December 5, 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 – November 7, 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-2024-09**

**Applicant: Jessica Keck, Evergy**

**Reason: Requesting the approval of a Conditional Use Permit for the “Utility, Major,” land use for the purpose of expanding an existing electrical substation at Parcel ID: #44-320-14-04-00-0-00-000, generally located at the southeast corner of E. 59<sup>th</sup> Street and Woodson Avenue.**

- 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: Reminder of the Holiday Reception for Planning Commission members on Thursday, December 12, 2024 from 6:00PM – 7:30 PM. Please R.S.V.P. no later than December 6, 2024.**
  8. **Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, January 2, 2025, at 7:00 PM.**
  9. **Adjourn**

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

**November 7, 2024**  
**7:00 pm**  
**Council Meeting Chambers**

1. **Welcome by Chairperson.**
2. **Call meeting to order and Roll Call.** Chairman Meyers called the meeting to order at 7:07 P.M. Secretary Stock called roll.

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

3. **Approval of Minutes:** Minutes of September 5, 2024, Regular Meeting were approved 8-0-1 upon a motion by Ms. Stock and a second by Ms. Thurman.
4. **Approval of Minutes:** Minutes of October 3, 2024, Regular Meeting were approved 7-1-1 upon a motion by Ms. Emerson and a second by Ms. Thurman. Ms. Stock abstained due to absence.
5. **Public Discussion:** Ms. Emerson shared that she had attended the public meeting this evening regarding the Evergy substation expansion to be located at E. 59<sup>th</sup> Street and Woodson Road. The project is expected to begin at the end of 2025 and be completed in 2027.
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.**

Chairman Meyers 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.**

The Commission did not discuss the application at this time.

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

The applicant, Ms. Tyeasha Smith, introduced herself, presented the request and the background for his application.

**8. Commission Discussion.**

Mr. Bruenger inquired if there would be space within the building for a preschool and a daycare. The applicant responded that there would be. Mr. Morales asked how many staff members she expected to have. Ms. Smith responded that there is currently only one (1) staff member. Ms. Stock inquired how many children they expected to provide care for. Ms. Smith responded that she does not yet know because the state will determine occupancy. Mr. Sneddon asked how many she hoped she could have in the facility. Ms. Smith responded that she hopes to have the number of children that she is currently licensed for, which is 36. Mr. Sneddon thanked her for choosing Raytown and stated that more daycares are needed in the community. Mr. Jean-Paul thanked her for coming to Raytown. Mr. Jean-Paul asked staff the locations of the other daycare centers in Raytown and the proximity to this location. Ms. Kelly stated that she believed that most of them are located more towards the city center, but that she was not sure. She also stated that this number does not include daycares that operate as home-based businesses. Mr. Jean-Paul asked how difficult it would be to return the zoning of the property back into R-3, High-Density Residential after it is rezoned to NC, Neighborhood Commercial. Ms. Kelly responded that it would require a separate rezoning application and process. Mr. Meyers asked if there is a distance separation requirement for daycares to be located from liquor stores within the City of Raytown. Ms. Kelly responded that there is a distance separation requirement on liquor stores and that if a new liquor store wanted to open next to the daycare, they would not be able to. Mr. Bruenger inquired about the condition regarding outdoor play area. Ms. Kelly

responded that this is a City of Raytown requirement. The occupancy will be determined by the State of Missouri and that the applicant will need to provide the required outdoor play area once that number is determined. Mr. Bruenger asked for more information on the materials of the playground. Ms. Smith responded that she intends to use rubber matting. Mr. Jean-Paul asked the applicant why she chose Raytown and what she would need in order to have a successful business in the City. She responded that she used to work in Raytown and that she has always known that Raytown does not have many daycares, so she feels that her business will be able to benefit the community. Mr. Jean-Paul asked what it would take for her to be successful in Raytown. She responded that she needed adequate clientell and for her business to constantly evolve. Mr. Jean-Paul recommended that she become connected with the Raytown Chamber of Commerce.

**9. Request for Public Comment by Chairman.**

No one wished to speak publicly on the application.

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

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

VOTE: Motion passed 8-0-1.

**8. Other Business:**

Economic Development Director, Missy Wilson reminded the Commission of the Comprehensive Plan Community Meeting to be held at the Raytown Wellness Center on Wednesday, November 13, 2024 from 5:30pm – 7:00pm.

**9. Set Future Meeting Date** – The next Regular Planning Commission Meeting is scheduled for Thursday, December 5, 2024, at 7:00 PM.

**10. Adjourn**

The meeting was adjourned at 7:33 P.M.



**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 #:** Conditional Use Permit PZ-2024-09

**Planning & Zoning Meeting Date:**  
 December 5, 2024

**Board of Aldermen Dates:** January 7, 2025, and  
 January 21, 2025




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**Applicant:** Jessica Keck | Evergy

**Location:** Parcel ID #: 44-320-14-04-00-0-00-000, Generally located at the Southeast corner of E. 59<sup>th</sup> Street and Woodson Road. This parcel has no address assigned by the City.

**Ward:** 3

**Property Owner:** Evergy Missouri West, Inc.

**Project Summary:** The applicant is requesting the approval of a **Conditional Use Permit** for the **“Utility, Major,”** land use for the purpose of expanding the existing electrical substation.

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

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**Background Information:** The applicant, Evergy, is proposing to expand their existing electrical substation, generally located at the southeast corner of E. 59<sup>th</sup> Street and Woodson Road, onto the property adjacent to the north. The existing electrical substation has been at this location since the 1970’s. As the energy needs of the community have increased over the years, the upgrading and expansion of the facility have been determined to be necessary in order to provide sufficient services.

Electrical substations are classified by the City of Raytown Municipal Code as the, **“Utility, Major”** land use. These are allowed to be permitted within R-1, Low-Density Residential Zoning Districts with the approval of a Conditional Use Permit. Conditional Use Permits for this land use are also required to *comply with the following conditions:*



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- A. **Location.** For major utility infrastructure in a Residential Zone or within two hundred feet (200') of a Residential Zone, the applicant must address the City's preferred locations with a detailed explanation justifying why a site of higher priority was not selected.
- B. **Setbacks.** The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
- C. **Screening.** Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
- D. **Lighting.** Proposed Lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A Photometric Plan must be included with any Conditional Use Permit application for the approval of a Major Utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.

The applicant has complied with these conditions.

**Zoning:** R-1, Low-Density Residential

**Total Land Area:** 0.86 Acres

**Public Noticing:** *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **November 13, 2024**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were sent via FedEx to residents and property owners within 185 feet of the subject property on **October 27, 2024**. A copy of the letter is included with the attachments to this report.

**Neighborhood Meeting:** The applicant held a neighborhood meeting on **November 7, 2024**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

**Adjacent Properties:**

	<b>Zoning:</b>	<b>Current Land Use:</b>
<b>North:</b>	R-1, Low-Density Residential	Spire Substation Utility Facility
<b>South:</b>	R-2, Medium-Density	Evergy Substation Utility Facility
<b>East:</b>	Kansas City, Missouri	Duplexes/Townhomes
<b>West:</b>	R-1, Low-Density Residential	Single-Family Homes



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

(30) Utility, Major.

1. **Location.** For major utility infrastructure in a residential zone or within two-hundred feet (200') of a residential zone, the applicant must address the City's preferred location with a detailed explanation justifying why a site of higher priority was not selected.
2. **Setbacks.** The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
3. **Screening.** Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
4. **Lighting.** Proposed Lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A Photometric Plan must be included with any Conditional Use Permit application for the approval of a Major Utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.

**Street Classification:** E. 59<sup>th</sup> Street is classified as a **Collector Street** and Woodson Road is classified as an **Arterial Street**.

**Phasing:** The project is proposed to be completed in a single phase.

**Vehicular and Pedestrian Access:** The proposed expansion will be accessible by vehicles via an access drive off E. 59<sup>th</sup> Street. A five-foot (5') ADA-compliant sidewalk currently exists along the western edge of the existing substation. This sidewalk will be extended along the western frontage of the newly expanded substation and will continue along the north boundary of the subject property.

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

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

The expansion of the electrical substation is necessary in order to provide adequate power to the surrounding areas. The subject property is adjacent to an electrical substation that has existed for approximately fifty (50) years and is located across the



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street from the gas substation, owned by the Laclede Gas Company. The R-1 Zoning District is for the purpose of low-density residential dwellings, but the "*Utility, Major,*" land use is an allowed use with the approval of a Conditional Use Permit.

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

The subject property is located adjacent to two (2) existing substations. Staff has not seen any data that would suggest that the upgrading of the existing substation will have a negative effect on adjacent property values. In addition, the required buffering upgrades will help mitigate visual impacts and will increase the aesthetics of the existing site.

**3. Protection against fire casualties.**

An electrical substation has existed on the adjacent property since the late 1970's. The expansion of the existing substation will not increase the potential of fire casualties more than what the property is zoned for, which is for detached single-family residential development.

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

The proposed use will not violate any police regulations.

**5. Prevention of traffic congestion.**

The proposed use will bring additional traffic to the site during the construction phase, but this will be temporary. After completion, the site will not bring any additional traffic, other than vehicles required for the occasional maintenance and upkeep of the property, which is expected to occur once per month. Vehicles will park inside the enclosed area.

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

The proposed use will not bring traffic to the area, except the vehicles required for maintenance and upkeep. These vehicles will be able to park within the enclosed area and will not impede traffic.

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

The proposed substation expansion will be enclosed and screened from the public with a nine-foot (9') solid masonry wall. It will not be open to the public.

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



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The proposed development is for the construction of electrical towers and equipment and not for the traditional construction of buildings. The facility will allow for adequate light and air.

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

The proposed substation expansion will not create issues of overcrowding or excessive intensity of land use.

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

The purpose of this application is to provide better utility service to the public. There is no expected impact on the school district, other than increased reliability of electrical services.

**11. Invasion by inappropriate uses.**

The "*Utility, Major,*" land use is allowed within the R-1, Low-Density Residential Zoning District with the approval of a Conditional Use Permit. The existing substation on the adjacent property has been in existence for approximately five (5) decades. In addition, the Laclede Gas Company owns and operates a utility substation directly to the north of the subject property. Proper utility infrastructure is necessary for the public and is not considered an inappropriate use in this zoning district, so long as it obtains the approval of a Conditional Use Permit.

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

As stated above, the proposed substation expansion is necessary in order to provide adequate electrical services to the surrounding areas. The applicant is requesting the approval of the Conditional Use Permit because they have determined it is necessary.

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

Electrical facilities are necessary in order to provide services to the public. The proposed use will improve the ability to serve the public with these necessary utilities.

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

Electrical facilities are necessary in order to serve the public. The proposed upgrading and expansion of the existing substation facility will help to better serve the public and to facilitate growth.



**PUBLIC WORKS DEPARTMENT COMMENTS:**

1. The proposed 5' sidewalks on Woodson Road and 59<sup>th</sup> Street look good, as well as the ADA ramp at the intersection. But the proposed sidewalk along Woodson Road is upon private property and will need to be within a public easement.

**Evergy Response:** Acknowledged, Evergy anticipates working with the City on the sidewalk easement.

2. Please provide a stormwater study for how the increased stormwater runoff will be handled/controlled on the new crushed rock surface site.

**Evergy Response:** A Stormwater Study is currently under development and will be submitted to the City for review and approval prior to construction.

3. The plan page shows a note for a 233.77' x 150' gas easement, and to reference easement note #5. Has the been figured out with the Gas Utility?

**Evergy Response:** Evergy continues to work with Spire related to its easement on the property and will ensure that this issue is resolved prior to construction.

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**ATTACHMENTS:**

- Zoning Map
  - Site Photos
  - Application
  - Stormwater Report
  - Comment Letter
  - Neighborhood Letter
  - Affidavit of Publication
  - 185-ft Buffer Map
  - Neighborhood Meeting Sign-In Sheet
  - Neighborhood Summary
  - Street Classification Map
  - 1996 Comprehensive Plan – Future Land Use Map
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Staff recommends that the Planning & Zoning Commission **APPROVE** Conditional Use Permit application **PZ-2024-9** subject to the following conditions:



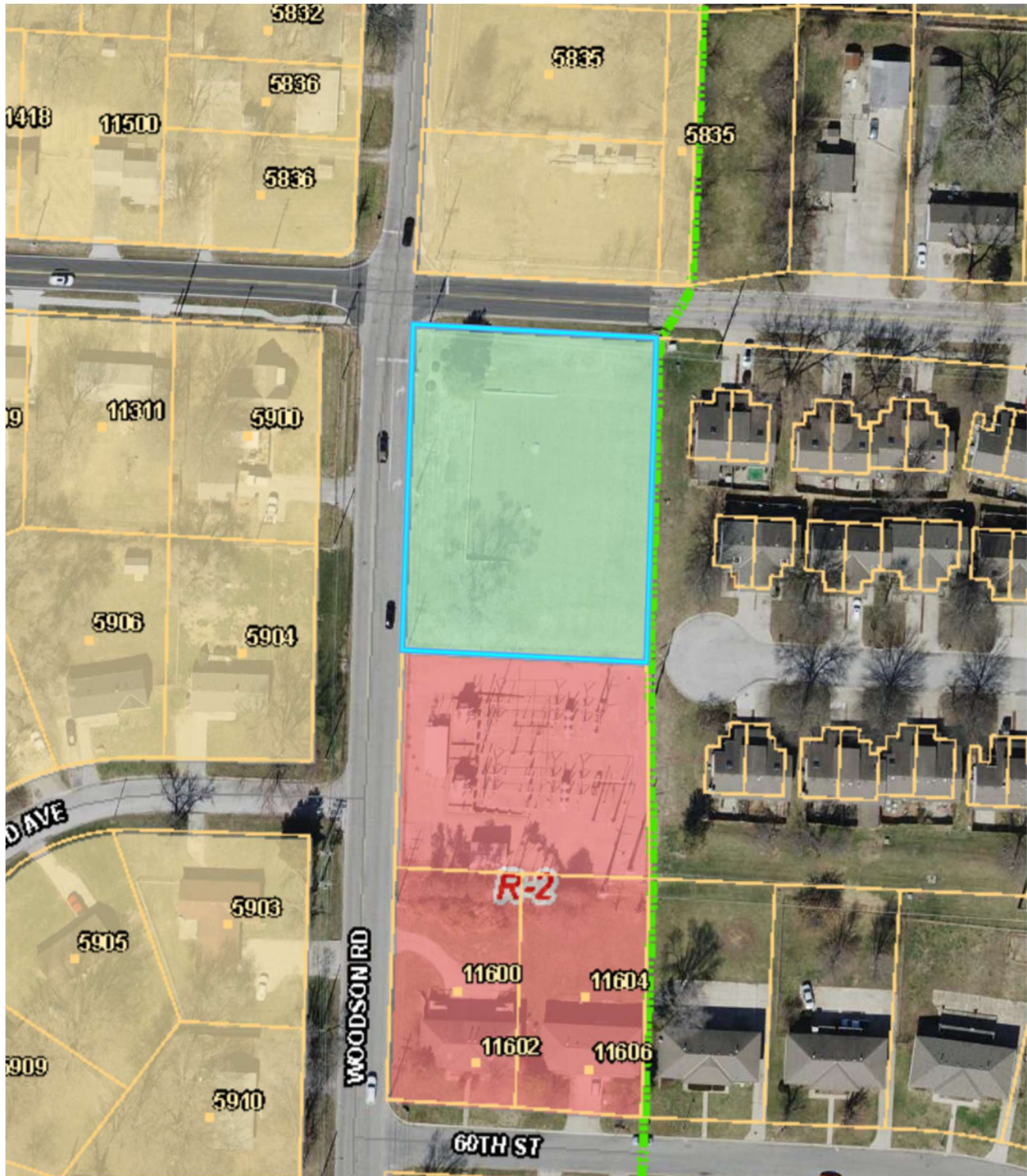
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1. The five-foot (5') ADA-compliant sidewalk easement shall be recorded with Jackson County via separate instrument.
2. A Sufficient Stormwater Study and Stormwater Management Plan must be submitted to and approved by the Public Works Department prior to construction of the site.
3. The required landscaping must be properly maintained.
4. The "Utility, Major" land use must comply with the following conditions as outlined in the City of Raytown Municipal Code:
  - a. **Location.** For major utility infrastructure in a Residential Zone or within two hundred feet (200') of a Residential Zone, the applicant must address the City's preferred locations with a detailed explanation justifying why a site of higher priority was not selected.
  - b. **Setbacks.** The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
  - c. **Screening.** Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
  - d. **Lighting.** Proposed Lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A Photometric Plan must be included with any Conditional Use Permit application for the approval of a Major Utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.



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Zoning Map:



**Site Photos:**





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May 17, 2024

Shana Kelly, Planning & Zoning Coordinator  
Community Development Department  
Planning and Zoning Division  
10000 E 59th St, Raytown, MO 64133

RE: Conditional Use Permit (CUP) Application  
Proposed Raytown Substation Expansion  
Raytown, Jackson County, Missouri

Dear Ms. Kelly,

Evergy is proposing to expand an electrical substation on a tract of land located at in the southeast corner of 59<sup>th</sup> St and Woodson Rd in Raytown, Jackson County, Missouri (Parcel ID 44-320-14-04-00-0-00-000, referred to herein as the "Raytown Substation"). The proposed Raytown Substation expansion will increase the reliability, serviceability, and load of Evergy's electrical system in Raytown and the surrounding area.

The new substation will contain equipment that function as switches and breakers that will allow personnel to perform maintenance on the transmission lines and substation equipment without subjecting customers to unnecessary outages. Construction of the substation is anticipated to begin in early-2026 and in-service by the late 2026.

The property subject to this CUP application is zoned as R-1. An electrical substation may be constructed in this district with the approval of a CUP. Please see the following attached application materials:

- Conditional Use Permit Application
- Maps
- Site Plan
- Landscaping Plan
- Exhibits with Legal Descriptions
- Condemnation Documentation
- Evergy Fire Pre-Plan
- FAQs
- Stormwater Report

The following provides a narrative statement regarding the proposed substation:

**SITE AND BUILDING DESIGN**

*The property is currently vacant and is owned by Evergy Missouri West, Inc. The area surrounding the substation property is used for residential use on the east and west sides, the Raytown Substation is adjacent to the south, and natural gas infrastructure is location adjacent to the north. The nearest residence is located approximately 30 feet east of the proposed substation expansion area, within Kansas City city limits. The expanded substation area will be accessed via a new entrance on the south side of E 59th Rd. A map showing the property location is enclosed.*



*The existing and expanded boundaries of the Raytown Substation will be surrounded by a 9' tall decorative wall on the west, north, and east sides. The tallest equipment is about 35' not including the poles that connect to the transmission lines and the lightning protection masts. Yard lights will be switch operated and have light footprints focused at and inside the fence lines.*

*We have consulted with Missouri Department of Conservation and the U.S. Fish & Wildlife Service to assess the impact of our project on threatened or endangered species. No adverse impacts to threatened or endangered species or critical habitats are anticipated. In addition, no impacts to known historical sites are anticipated.*

### **SUBSTATION OPERATIONS**

*Except during construction, the substation will be unmanned; employees will be on site only for maintenance and repairs on a monthly basis. Adequate space is available on the access drive and within the substation for maintenance vehicles to park off the roadways. The proposed substation will not impact pedestrian activity in the area. The substation will be readily accessible to public safety vehicles. Areas outside of the fenced substation will be seeded and maintained as needed.*

*A substation does not generate or produce a product, so it does not pollute air, land, or water. A substation does not produce dust, fumes, odors, smoke, or vibration. The humming sound many people associate with a substation comes from the transformer. Today's transformers are significantly quieter than older models, and the sound dissipates rapidly with distance. With the buffer areas provided the sound level on adjacent properties should be minimal.*

*Standard sediment and erosion control measures will be used during construction. Areas outside of the fenced substation will be graded and seeded.*

*With the exception of emergency maintenance and repairs, any work on the site property will be performed during normal business hours.*

### **SUBSTATION AFFECT ON NEARBY PROPERTIES**

*Based on similar projects in several other communities, we have found that home builders and developers who know about the plans for a future substation in advance are rarely reluctant to build on the adjacent lots.*

We appreciate your consideration of the proposed Raytown Substation expansion. Please direct any questions or concerns to me at 785-379-4481 or [Jessica.Keck@evergy.com](mailto:Jessica.Keck@evergy.com).

Sincerely,

A handwritten signature in blue ink that reads "Jessica Keck". The signature is fluid and cursive, with a long, sweeping underline.

Jessica Keck  
Manager, Permitting and Civil Engineering

**Application**




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## PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #: <b>UPRMT-000182-2024</b>	<b>Conditional Use Permit</b>
Fee Paid:	
PC Meeting Date: <b>07/11/24</b>	
B of A Meeting Date: <b>08/13/24 &amp; 08/20/24</b>	
Newspaper Notice Date: <b>06/11/24</b>	
Notice Letters Date: <b>06/13/24</b>	

Project Info:	
Project Name:	
Project Address:	
Existing Zoning:	Existing Land Use:
Proposed Zoning:	Proposed Land Use:
Total Acreage:	

Applicant:			
Name of Applicant:		Company (If Applicable):	
Address:			
City:		State:	Zip:
Phone:		Email:	
Applicant Signature:			
X 			





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### Additional Contact Information

Please provide additional contact information, if applicable, below:

<b>Project Lead:</b>			
Name:	Jessica Keck	Company:	Evergy
Address:	818 S. Kansas Ave	City: Topeka	State: KS Zip: 66612
Phone:	785-379-4481	Email:	Jessica.Keck@evergy.com
<b>Developer:</b>			
Name:	N/A	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
<b>Engineer:</b>			
Name:	Josh Breed	Company:	Burns and McDonnell
Address:	9400 Ward Parkway	City: Kansas City	State: MO Zip: 64114
Phone:	816-601-4598	Email:	jbreed@burnsmcd.com
<b>Architect:</b>			
Name:	N/A	Company:	
Address:		City:	State: Zip:
Phone:		Email:	
<b>Surveyor:</b>			
Name:		Company:	ANDERSON SURVEY COMPANY
Address:	1270 NE DELTA SCHOOL ROAD	City: Lee's Summit	State: MO Zip: 64064
Phone:	816-246-5050	Email:	



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

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

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

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

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

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

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

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---

---

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

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---

9. Additional comments:

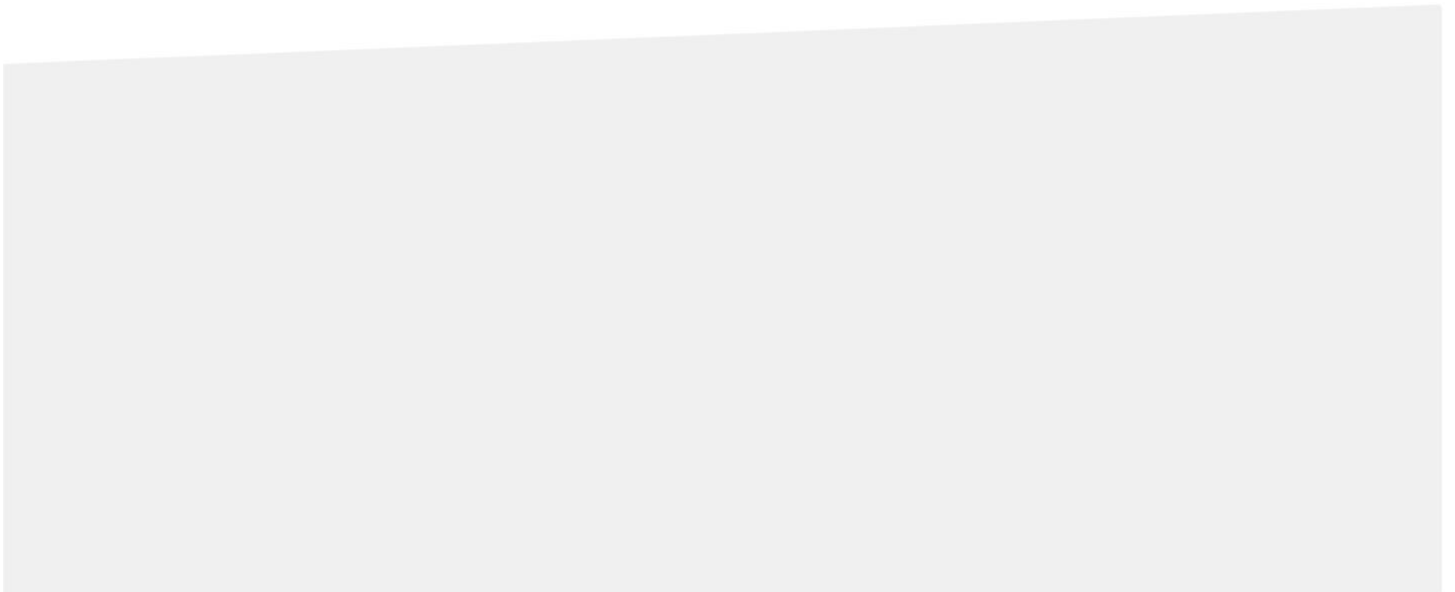
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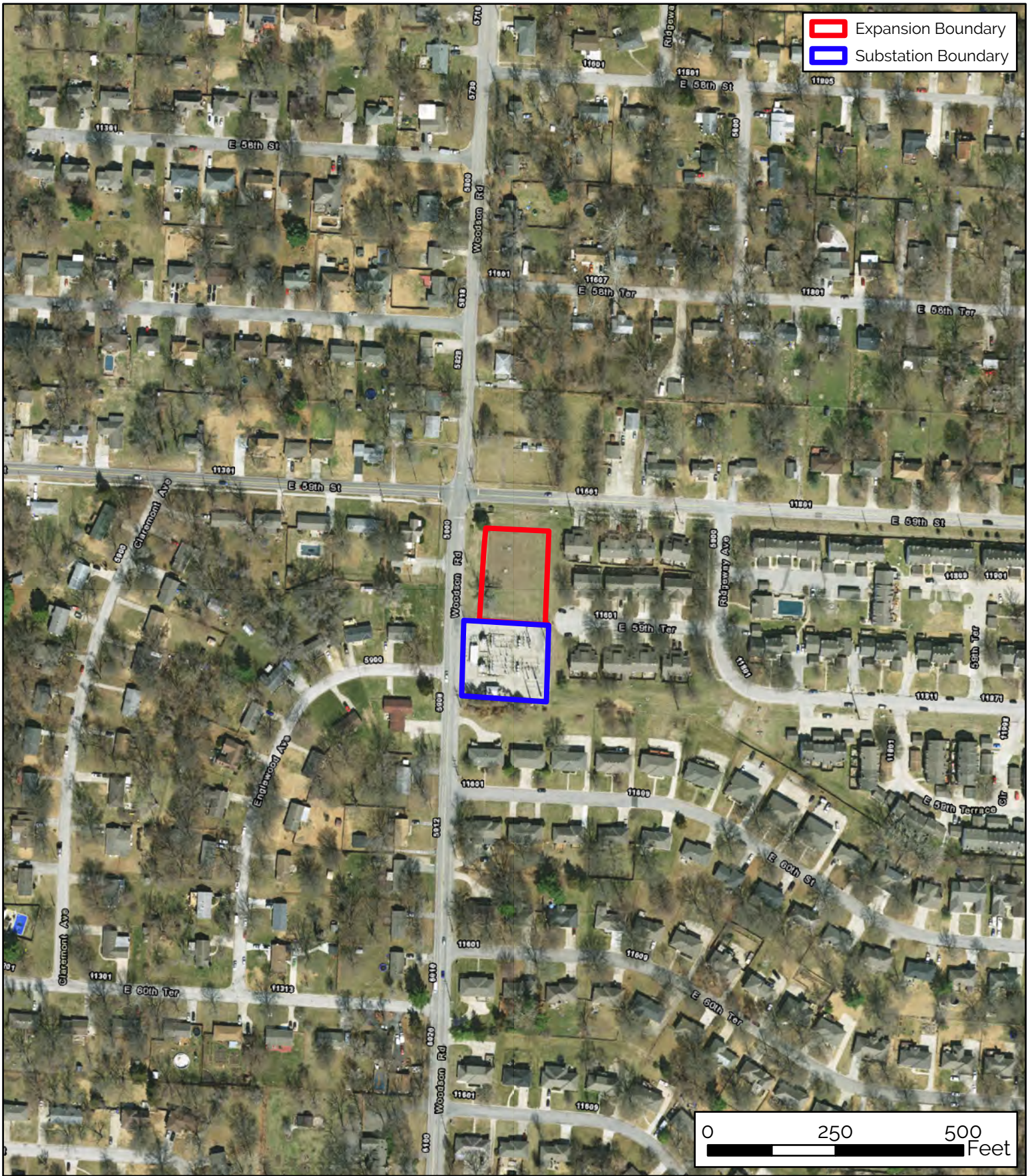
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## Project Location Maps





MARC/local jurisdictions, State of Missouri, Maxar, Microsoft, City of Lee's Summit, Esri, HERE, IPC

DESIGNED BY:	CC
DRAWN BY:	KS
CHECKED BY:	TV
APPROVED BY:	CC
DATE:	MAY 2024



General Vicinity Map  
Raytown Substation  
Raytown, Missouri

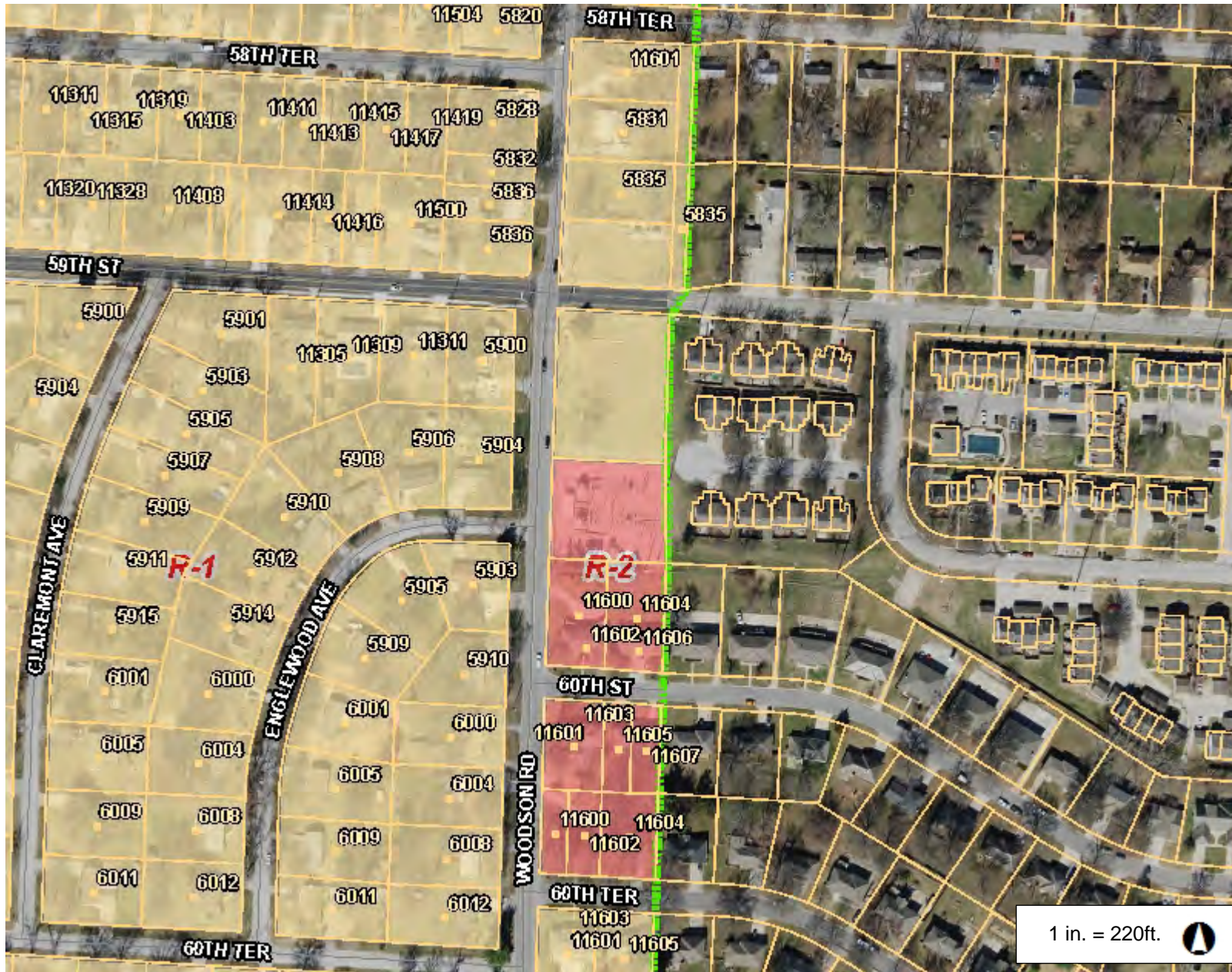


Figure  
**1**

CUP  
Application



# Raytown, MO



## Legend

- Road
- Parcel
- Address Point
- City Limit
- Zoning
  - <all other values>
  - ▨ HWY 350
  - ▨ NC
  - ▨ HC
  - ▨ M
  - ▨ P
  - ▨ N
  - ▨ R-1
  - ▨ R-2
  - ▨ R-3

## Notes

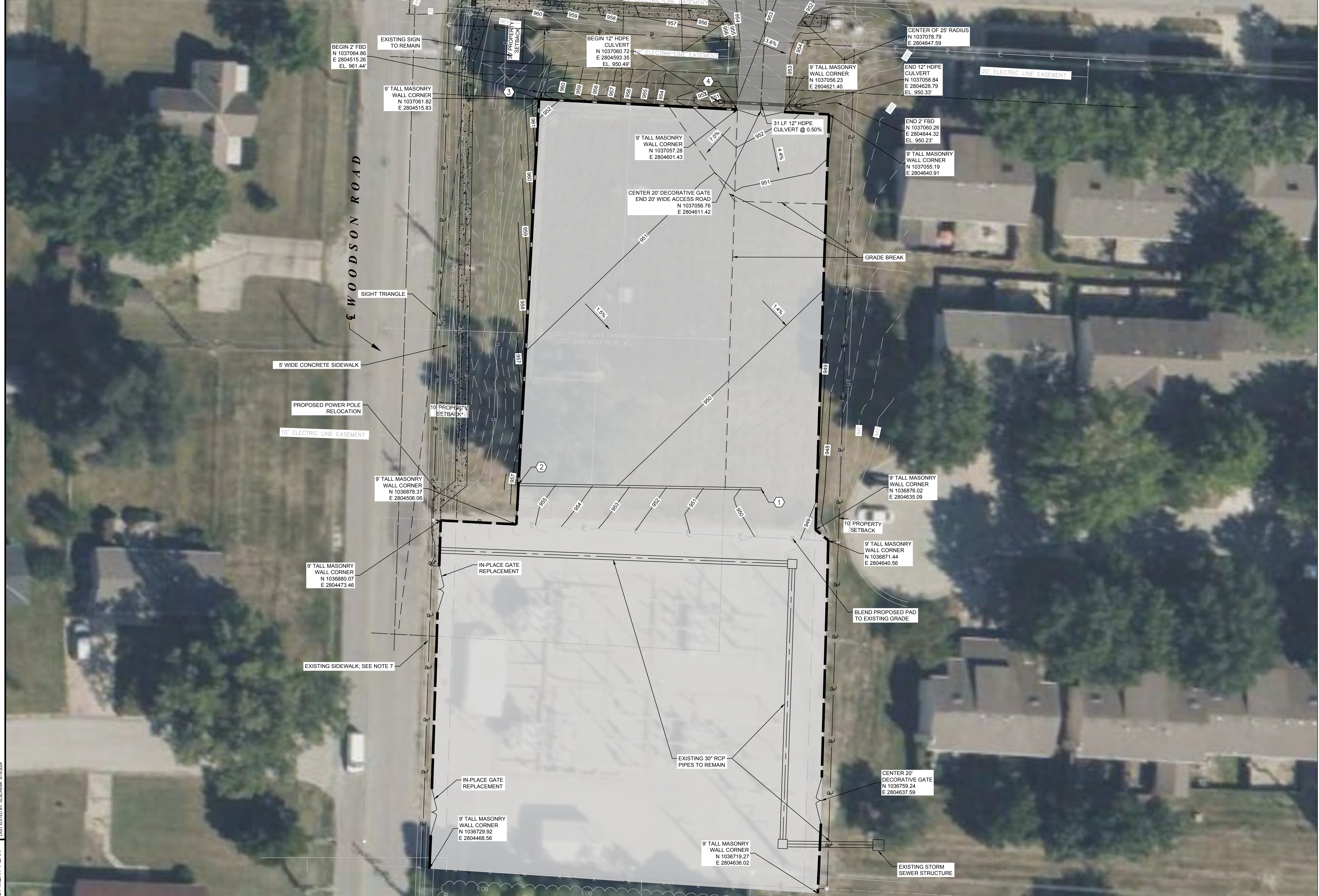
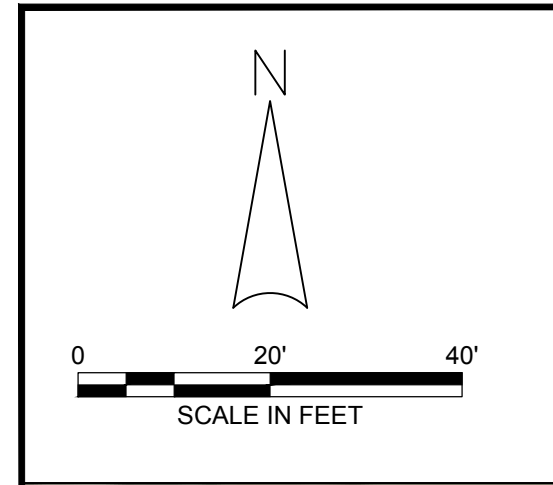
440.3 0 220.17 440.3 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Site Plan and Landscape Plan





- LEGEND:**
- HORIZONTAL AND VERTICAL CONTROL, BASIS OF BEARING, PROPERTY, LAND AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PERFORMED BY:  
ANDERSON SURVEY COMPANY  
1270 NE DELTA SCHOOL ROAD  
LEE'S SUMMIT, MO 64064  
PHONE: 816-246-5050
  - HORIZONTAL DATUM: MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - SLOPES SHALL BE MADE AT 3:1 GRADE UNLESS SPECIFIED OTHERWISE.
  - THE PROJECT PARCEL IS LOCATED IN A SINGLE FAMILY RESIDENTIAL ZONE (R-1).
  - SIGHT TRIANGLES SHOWN ARE BASED UPON US DOT FEDERAL HIGHWAY ADMINISTRATION (FHWA) SECTION 3.3.1 FOR A 4-LEG STOP-CONTROLLED INTERSECTION.
  - SIDEWALK PANELS ADJACENT TO EXISTING CURB INLET ALONG WOODSON ROAD SHALL BE REMOVED AND REPLACED. ALL OTHER EXISTING SIDEWALK ALONG WOODSON ROAD SHALL REMAIN.
  - RETAINING WALL COORDINATES ARE TO CENTER OF WALL.

- LEGEND:**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - EXISTING FENCE
  - PROPOSED SUBSTATION DECORATIVE WALL
  - PROPOSED ROAD CENTERLINE
  - PROPOSED CRUSHED ROCK SURFACE
  - PROPOSED CONCRETE SURFACE
  - PROPOSED SIDEWALK
  - GRADE BREAK LINE
  - EXISTING OVERHEAD ELECTRIC
  - UNDERGROUND ELECTRIC
  - DITCH FLOWLINE
  - FLARED END SECTION
  - STORMWATER PIPE
  - EXISTING OVERHEAD POLE
  - EXISTING TELEPHONE
  - EXISTING CONTOUR 960
  - PROPOSED CONTOUR 960
  - EXISTING CATCH BASIN
  - EASEMENT
  - EXISTING WATER VALVE
  - EXISTING UNDERGROUND GAS
  - PROPOSED RETAINING WALL
  - EXISTING UNDERGROUND FIBER

RETAINING WALL TABLE				
POINT#	WALL EXTERIOR ELEVATION	WALL INTERIOR ELEVATION	NORTHING	EASTING
1	949.45	949.38	1036893.64	2804611.69
2	956.17	950.42	1036895.54	2804506.97
3	959.35	952.08	1037061.82	2804515.83
4	952.90	952.85	1037057.27	2804601.43

FILE NAME: SITE DEVELOPMENT PLANNING  
 LAST EDITED BY: SLICHERN, 5/15/2024

SITE DEVELOPMENT PLAN

REV.	REV. DATE	REVISION & JOB NO.	BY	CHK.	APP.	REV.	REV. DATE	REVISION & JOB NO.	BY	CHK.	APP.

D	C	B	A
05/17/24	04/01/24	01/25/24	
ISSUED FOR REVIEW	ISSUED FOR REVIEW	ISSUED FOR REVIEW	
SLS	PJK	PJK	
JJB	JJB	JJB	

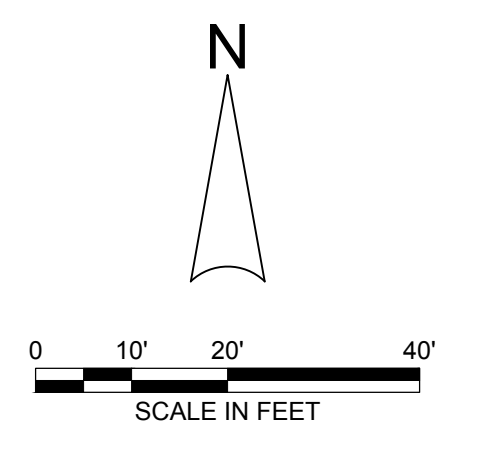
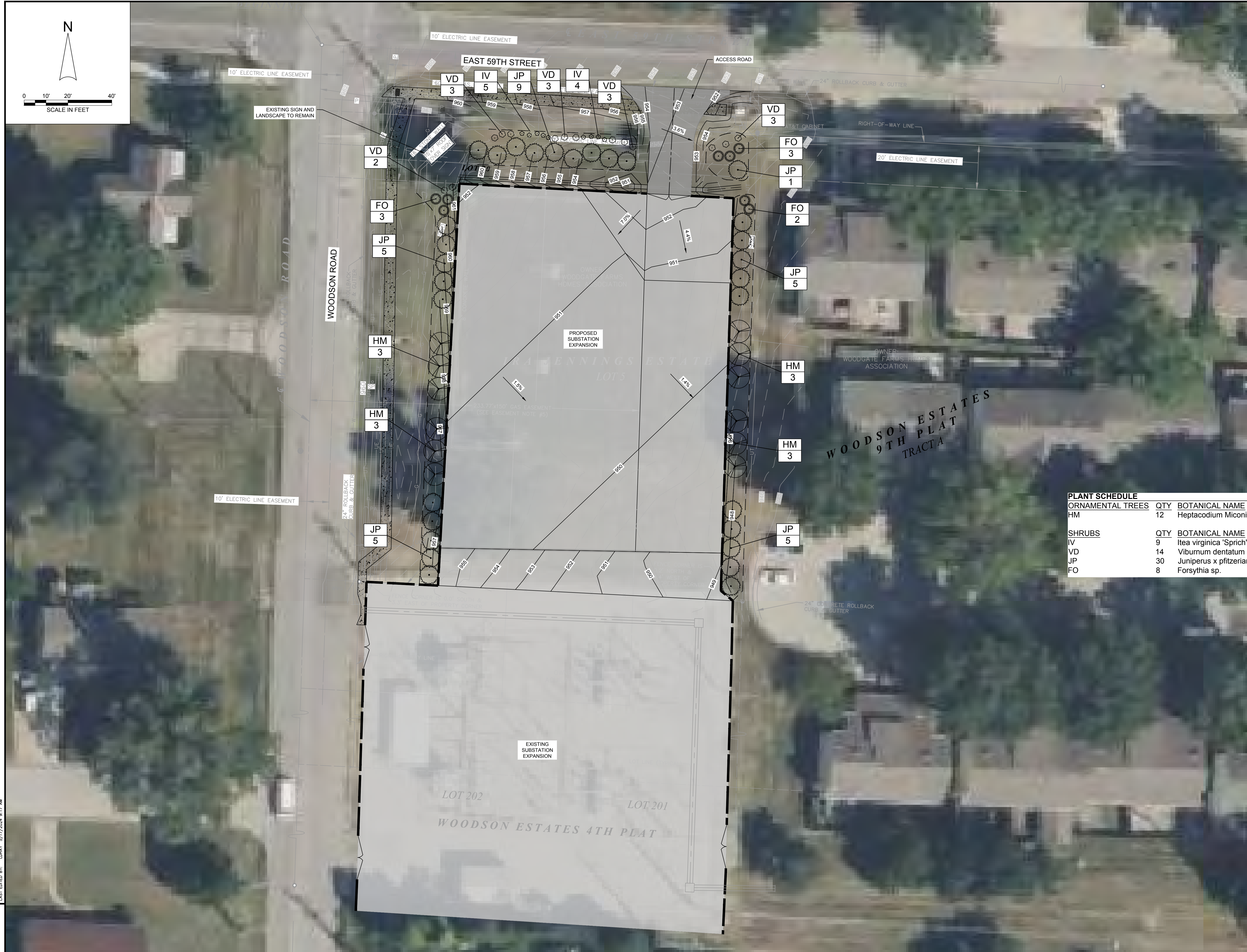
**BURNS MEDONNELL**  
PROJECT # 144611

DRAWN	DATE	APPROVED	DATE
P. JABALI	XXXX/XXXX	XXXX/XXXX	XXXX/XXXX
DRAFT. CK.	DATE	SCALE	
J. BREED	XXXX/XXXX	1"=20'	
ENGR. CK.	DATE	JOB NO.	
J. BREED	XXXX/XXXX		

EVERGY  
RAYTOWN SUBSTATION (330)  
161KV/69KV SUBSTATION  
SITE DEVELOPMENT PLAN

DWG. NO. SITE DEVELOPMENT PLAN SH. NO. 1 OF 2

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- NOTES:**
- SEE LANDSCAPE NOTES ON SHEET LS001
  - THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO LANDSCAPE OPERATIONS
  - ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SEEDDED TO MATCH ON SITE TURF TYPE.
  - SEE LANDSCAPE DETAILS ON SHEET LS500.

**LEGEND:**

	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	PROPERTY CORNER
	CONTROL POINT
	PROPOSED SUBSTATION DECORATIVE WALL
	TOP/TOE OF SLOPE
	ACCESS ROAD CENTERLINE
	PROPOSED CRUSHED ROCK SURFACE
	PROPOSED ACCESS ROAD SURFACE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ROAD CENTERLINE
	EXISTING CHAIN LINK FENCE
	EXISTING OVERHEAD POWER LINE
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	EXISTING ELECTRIC HANDHOLE
	EXISTING ELECTRIC PEDESTAL
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING TREELINE
	EXISTING TREE
	ORNAMENTAL TREE; SIZE: 5'-6' HT.
	SHRUBS; SIZE: 3 & 5-GAL.
	STEEL EDGE

**PLANT SCHEDULE**

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
HM	12	Heptacodium Miconiodes	Seven Son Tree	5'-6" TALL	B & B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
IV	9	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	3 GAL.	CONT.
VD	14	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	3 GAL.	CONT.
JP	30	Juniperus x pfitzeriana	Pfitzer Juniper	5 GAL.	CONT.
FO	8	Forsythia sp.	Northern Gold Forsythia	5 GAL.	CONT.

FILE NAME: LS100.DWG  
 LAST EDITED BY: LDHAY 5/17/2024 9:17 AM  
 SHEET NO. LS100

REV.	REV. DATE	REVISION & JOB NO.	BY	CHK.	APP.	REV.	REV. DATE	REVISION & JOB NO.	BY	CHK.	APP.

D					
C					
B					
A	05/17/24	ISSUED FOR REVIEW	LDH	BMS	BMS

**BURNS MEDONNELL**  
 PROJECT # 144611

DRAWN	DATE	APPROVED	DATE
L. HAY	05/17/2024	B. SWARTZ	05/17/2024
DRAFT. CK.	DATE	SCALE	
B. SWARTZ	05/17/2024	1" = 20'	
ENGR. CK.	DATE	JOB NO.	
B. SWARTZ	05/17/2024		

EVERGY  
 RAYTOWN SUBSTATION  
 161KV SUBSTATION  
 OVERALL LANDSCAPE PLAN

**evergy**

DWG. NO. LS100      SHEET NO. 2 OF 3

BURNS & MEDONNELL  
 Professional Engineering Corporation  
 MO Certificate of Authority # 000163

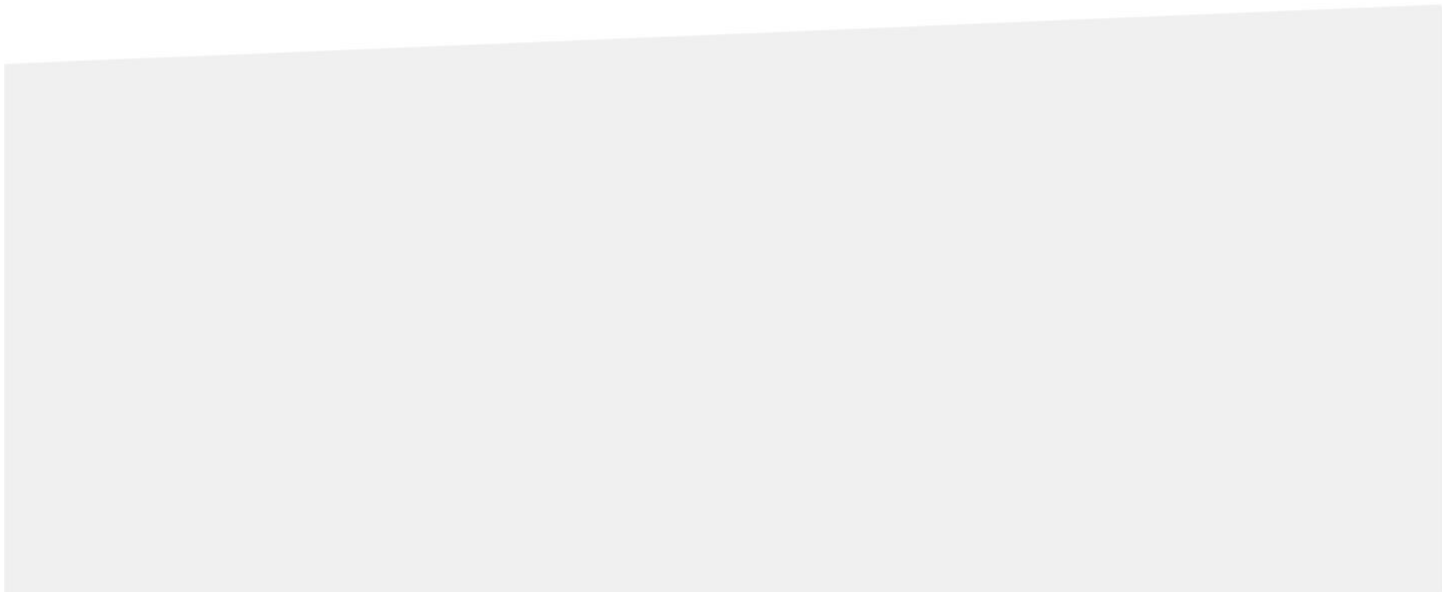
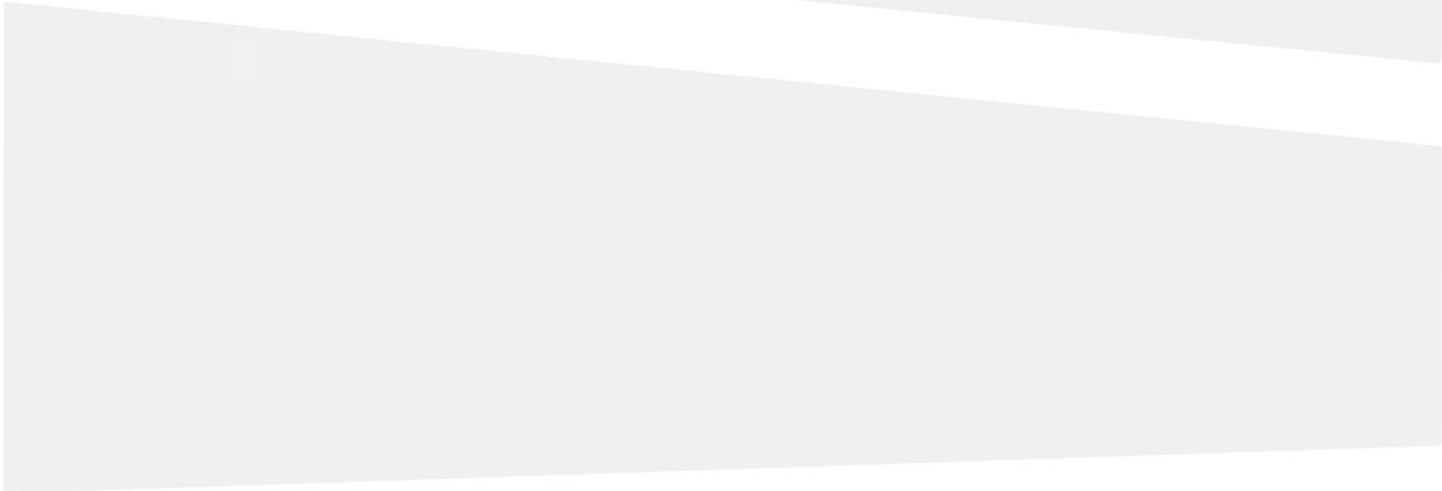
8611THEY 04872  
 MISSOURI LICENSE NUMBERS PE-2011003571

BMCD#: 144611  
 8400 WARD PARKWAY  
 KANSAS CITY, MO 64114  
 (816) 333-9400

**BURNS MEDONNELL**

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**Exhibits with  
Legal Descriptions**



CERTIFIED COPY

I certify that the foregoing document is a full, true and complete copy of the original on file in my office and of which I am legal custodian.

Beverly A. Newman  
Court Administrator

Circuit Court of Jackson County, Missouri

11-Jan-2024

By

*[Signature]*

**EXHIBIT 1**

**Property Description and Depiction of Lot 5**

**The Condemnation Parcel**

**EXHIBIT 1**

SHEET 1 OF 2

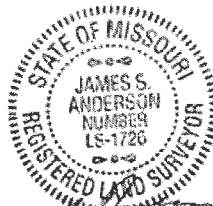
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DATE: MAY 5, 2023  
COUNTY/STATE: JACKSON/MISSOURI  
SECTION: SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION

ALL THAT PART OF LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION IN RAYTOWN, AND WHOLLY IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 86°-57'-54" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 200.00 FEET; THENCE SOUTH 1°-51'-38" WEST, A DISTANCE OF 243.77 FEET; THENCE NORTH 86°-57'-54" WEST, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 1°-51'-38" EAST ALONG SAID WEST LINES, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING.

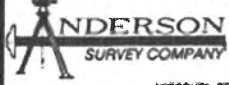
CONTAINING 48,744 SQUARE FEET OR 1.119 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.



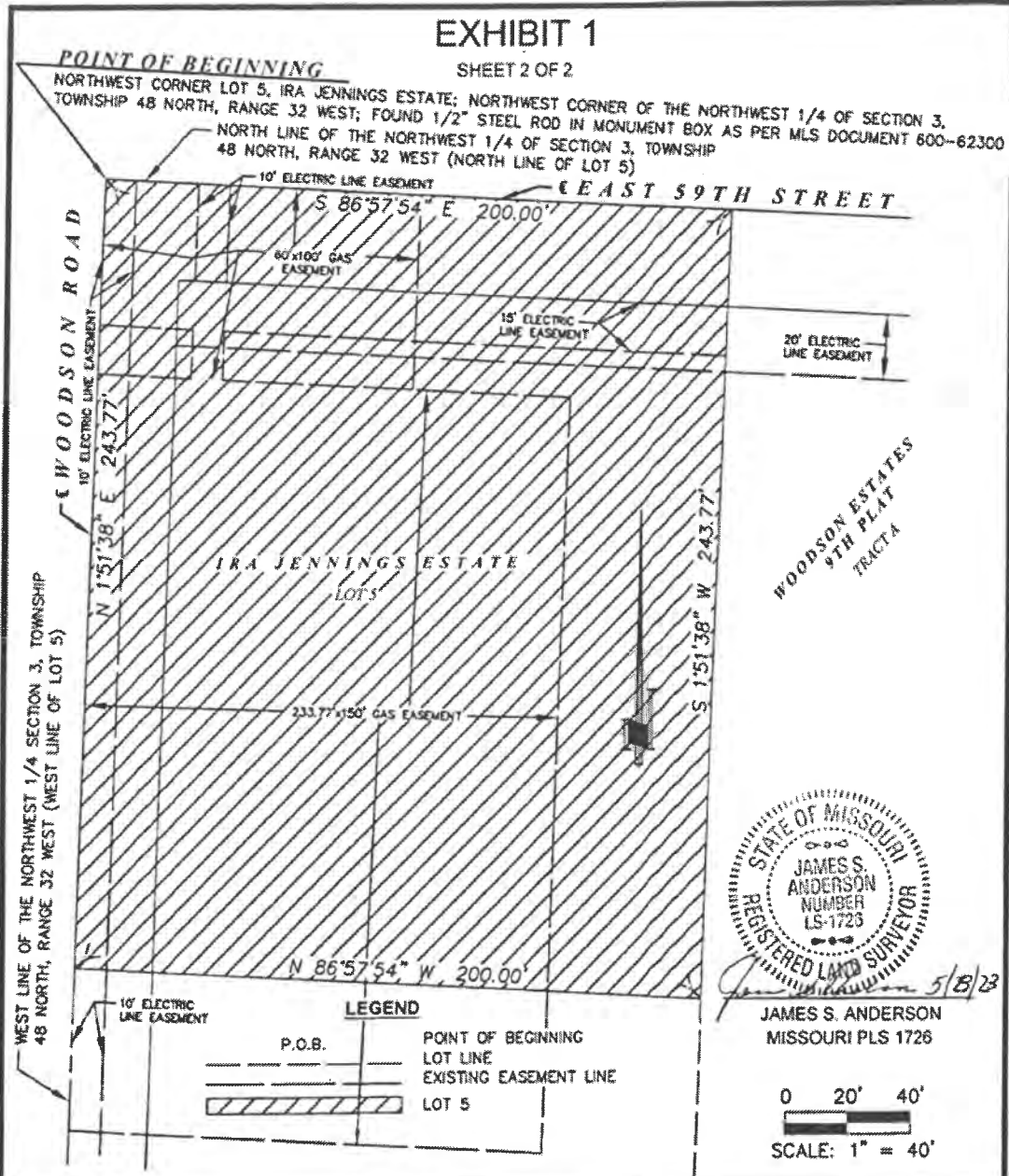
*[Signature]* 5/8/23

JAMES S. ANDERSON  
MISSOURI PLS 1726

REV. -	DESCRIPTION	PART OF SEC 3, TWP 48 N, RNG 32 W		23-05-43045-1	
CAD FILE NO.	43045_ Exhibits.dwg	DRAWN BY:	RJA	CHECKED BY:	RJA
 <b>ANDERSON SURVEY COMPANY</b> 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 249-5050 MISSOURI CERTIFICATE OF AUTHORITY, 000076				43045 - EVERGY - RAYTOWN, MISSOURI	
				DATE:	5/5/2023

# EXHIBIT 1

SHEET 2 OF 2



REV.	DESCRIPTION	PART OF SEC. 3, TWP 48 N, RNG 32 W	
CAD FILE NO.	DRAWN BY:	CHECKED BY:	
43045 Exhibits.dwg	RJA	RJA	

23-05-43045-1  
 43045 - EVERGY - RAYTOWN, MISSOURI

**ANDERSON SURVEY COMPANY**  
 1270 NE DELTA SCHOOL ROAD  
 LEE'S SUMMIT, MISSOURI 64084  
 (816) 248-5050

MISSOURI CERTIFICATE OF AUTHORITY, 000076

LOT 5, IRA JENNINGS ESTATE SUBDIVISION  
 RAYTOWN, JACKSON COUNTY, MISSOURI

DATE: 5/5/2023

CERTIFIED COPY

I certify that the foregoing document is a full, true and complete copy of the original on file in my office and of which I am legal custodian.

Beverly A. Newman  
Court Administrator

Circuit Court of Jackson County, Missouri

11-Jan-2024 By

*[Signature]*

**EXHIBIT 2**

**Description and Depiction of Area in Roads**

**EXHIBIT 2**

SHEET 1 OF 2

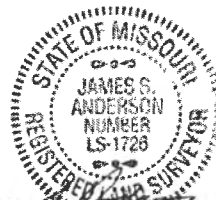
PROJECT: EVERGY RAYTOWN SUBSTATION  
DATE: MAY 5, 2023  
COUNTY/STATE: JACKSON/MISSOURI  
SECTION: SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION

ALL THAT PART OF LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION IN RAYTOWN, AND WHOLLY IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 86°-57'-54" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 200.00 FEET; THENCE SOUTH 1°-51'-38" WEST, A DISTANCE OF 13.04 FEET TO THE BACK OF AN EXISTING CURB; THENCE NORTH 87°-04'-15" WEST ALONG SAID CURB, A DISTANCE OF 155.21 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG SAID BACK OF CURB, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°-00'-42" WEST, A RADIUS OF 20.42 FEET, A CENTRAL ANGLE OF 87°-47'-37", AND AN ARC DISTANCE OF 31.30 FEET; THENCE SOUTH 1°-50'-52" WEST CONTINUING ALONG SAID BACK OF CURB, A DISTANCE OF 210.43 FEET; THENCE NORTH 86°-57'-54" WEST DEPARTING SAID BACK OF CURB, A DISTANCE OF 24.38 FEET TO THE WEST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 1°-51'-38" EAST ALONG SAID WEST LINES, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,347 SQUARE FEET OR 0.192 ACRES, MORE OR LESS.

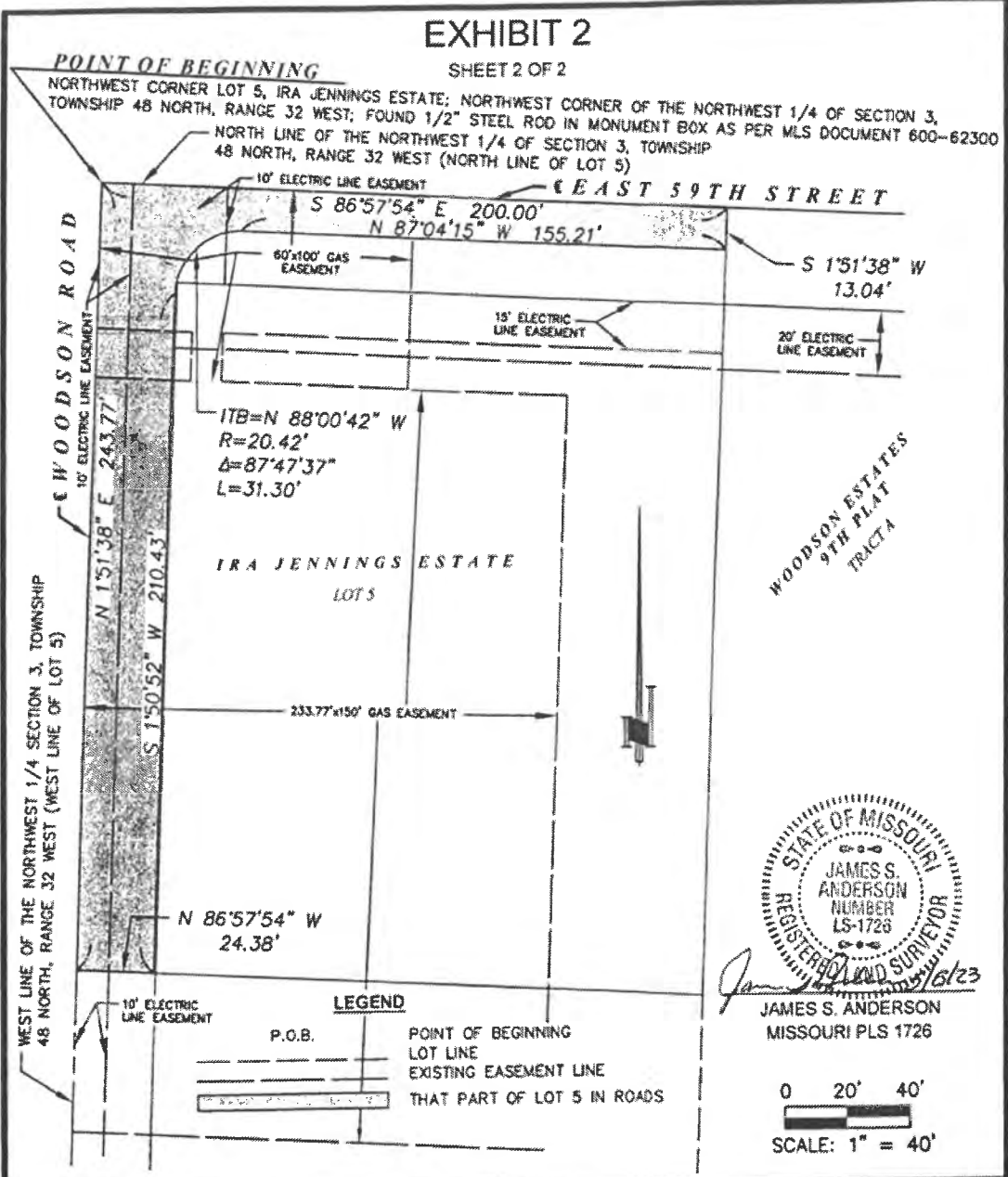
THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.



*[Signature]* 5/6/23

JAMES S. ANDERSON  
MISSOURI PLS 1726

REV.	DESCRIPTION	PART OF SEC. 3, TWP 48 N, RNG 32 W		23-05-43045-1
43045	Exhibits.dwg	DRAWN BY: RJA	CHECKED BY: RJA	43045 - EVERGY - RAYTOWN, MISSOURI
<b>ANDERSON SURVEY COMPANY</b> 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 248-5050 MISSOURI CERTIFICATE OF AUTHORITY, 000076				LOT 5, IRA JENNINGS ESTATE SUBDIVISION RAYTOWN, JACKSON COUNTY, MISSOURI
				DATE: 5/5/2023



REV.	DESCRIPTION	PART OF SEC. 3, TWP 48 N, RNG 32 W		23-05-43045-1
CAD FILE NO.	DRAWN BY:	CHECKED BY:		43045 - EVERGY - RAYTOWN, MISSOURI
43045 Exhibits.dwg	RJA	RJA		
<b>ANDERSON SURVEY COMPANY</b> 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050			LOT 5, IRA JENNINGS ESTATE SUBDIVISION RAYTOWN, JACKSON COUNTY, MISSOURI	DATE: 5/5/2023
MISSOURI CERTIFICATE OF AUTHORITY, 000076				

CERTIFIED COPY

I certify that the foregoing document is a full, true and complete copy of the original on file in my office and of which I am legal custodian.

Beverly A. Newman  
Court Administrator

Circuit Court of Jackson County, Missouri

11-Jan-2024 By

*Memo*

**EXHIBIT 3**

**Description and Depiction of Area of Lot 5 Not in Roads**

**EXHIBIT 3**

SHEET 1 OF 2

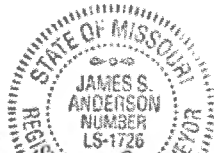
PROJECT: EVERGY RAYTOWN SUBSTATION  
DATE: MAY 5, 2023  
COUNTY/STATE: JACKSON/MISSOURI  
SECTION: SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION

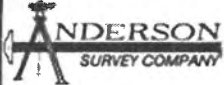
ALL THAT PART OF LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION IN RAYTOWN, AND WHOLLY IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 86°-57'-54" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 200.00 FEET, THENCE SOUTH 1°-51'-38" WEST, A DISTANCE OF 13.04 FEET TO THE BACK OF AN EXISTING CURB AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°-04'-15" WEST ALONG SAID CURB, A DISTANCE OF 155.21 FEET, THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG SAID BACK OF CURB, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°-00'-42" WEST, A RADIUS OF 20.42 FEET, A CENTRAL ANGLE OF 87°-47'-37", AND AN ARC DISTANCE OF 31.30 FEET, THENCE SOUTH 1°-50'-52" WEST CONTINUING ALONG SAID BACK OF CURB, A DISTANCE OF 210.43 FEET; THENCE SOUTH 86°-57'-54" EAST DEPARTING SAID BACK OF CURB, A DISTANCE OF 175.00 FEET TO THE WEST LINE OF WOODSON ESTATES 9TH PLAT; THENCE NORTH 1°-51'-38" EAST ALONG SAID WEST LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.387 SQUARE FEET OR 0.927 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY

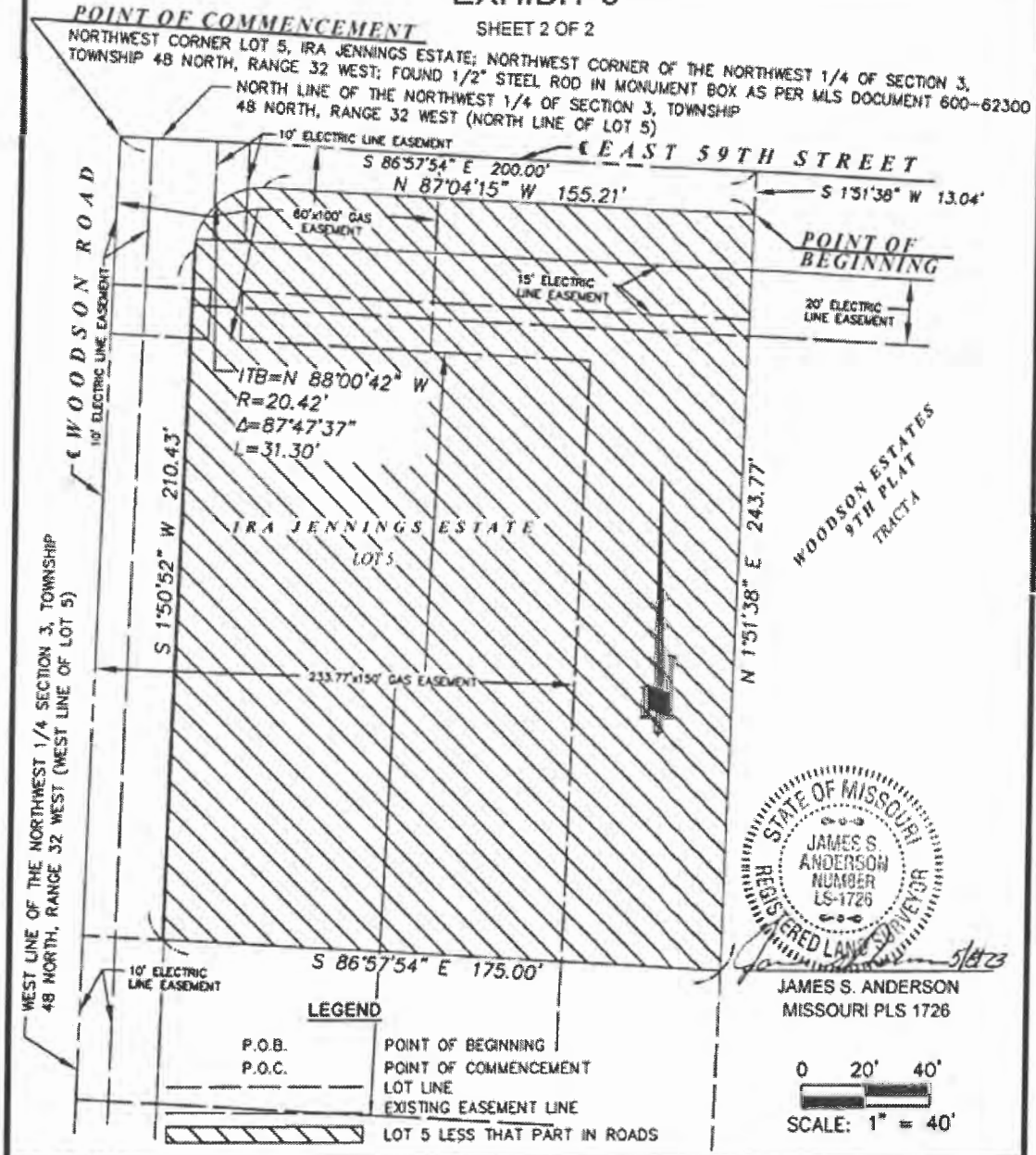


*James S. Anderson* 5/8/23  
JAMES S. ANDERSON  
MISSOURI PLS 1726

REV.	DESCRIPTION	PART OF SEC. 3, TWP 48 N, RNG 32 W	23-05-43045-1
CAD FILE NO.	DRAWN BY:	CHECKED BY:	43045 - EVERGY - RAYTOWN, MISSOURI
43045_ Exhibits.dwg	RJA	RJA	
 <b>ANDERSON SURVEY COMPANY</b> 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 248-9050 MISSOURI CERTIFICATE OF AUTHORITY, 000078			LOT 5, IRA JENNINGS ESTATE SUBDIVISION RAYTOWN, JACKSON COUNTY, MISSOURI DATE: 5/5/2023

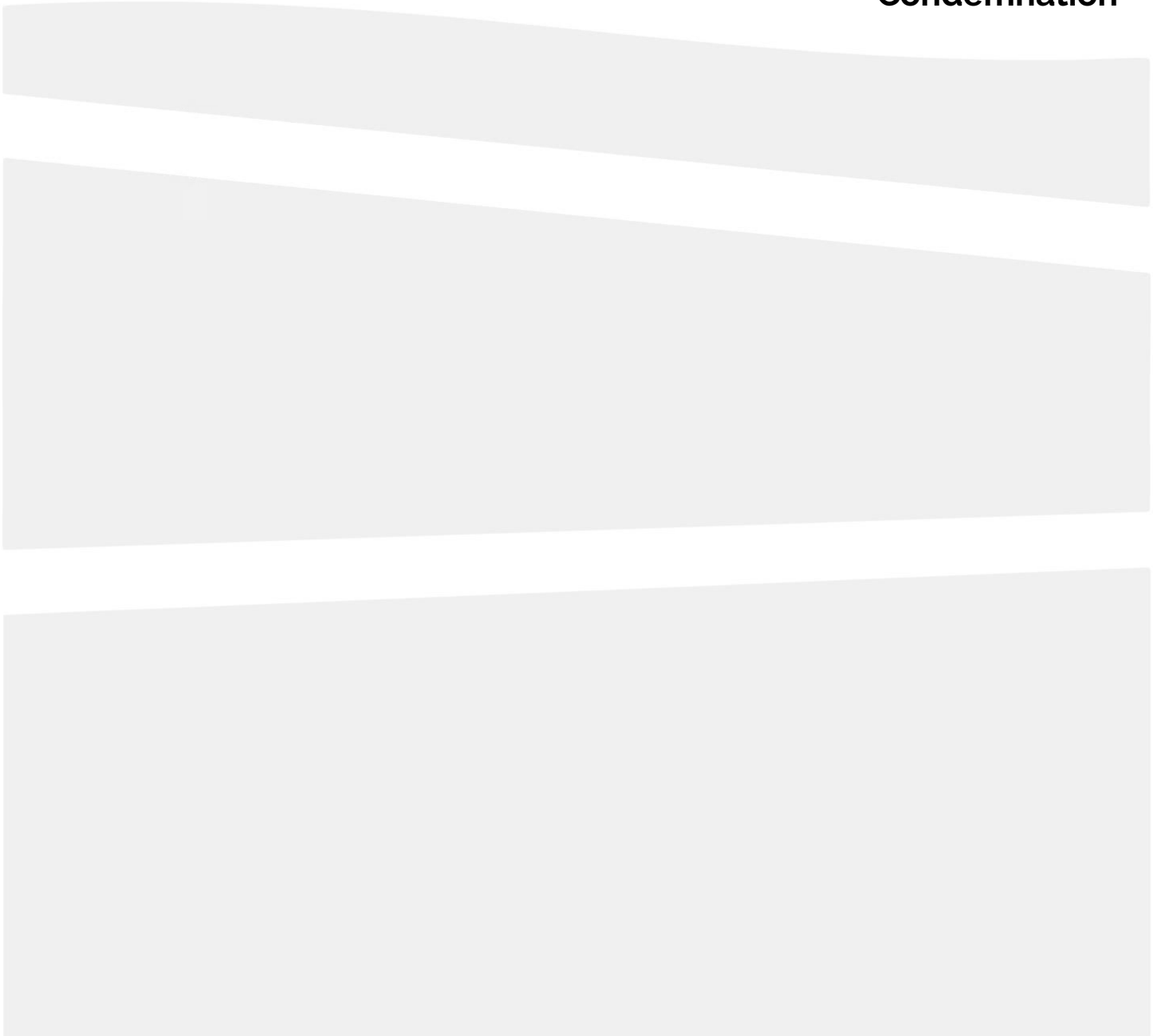
# EXHIBIT 3

SHEET 2 OF 2



REV.	DESCRIPTION	PART OF SEC. 3, TWP 48 N, RNG 32 W		23-05-43045-1	
CAD FILE NO.	DRAWN BY:	CHECKED BY:	43045 - EVERGY - RAYTOWN, MISSOURI		
43045 Exhibits.dwg	RJA	RJA			
<b>ANDERSON SURVEY COMPANY</b> 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050 MISSOURI CERTIFICATE OF AUTHORITY, 000076			LOT 5, IRA JENNINGS ESTATE SUBDIVISION RAYTOWN, JACKSON COUNTY, MISSOURI		DATE: 5/5/2023

## Condemnation



IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI

EVERGY MISSOURI WEST, INC., )  
 )  
 Plaintiff, )  
 )  
 v. )  
 )  
 WOODGATE FARM HOMES )  
 ASSOCIATION, )  
 Serve at: )  
 c/o Jonathan S. Zerr, Registered Agent )  
 3304 N.E. Ralph Powell Road )  
 Lee's Summit, Missouri 64064 )  
 )  
 Defendant. )

**GERTIFIED COPY**  
 I certify that the foregoing document is a full,  
 true and complete copy of the original on file  
 in my office and of which I am legal custodian.  
 Beverly A. Newman  
 Court Administrator  
 Circuit Court of Jackson County, Missouri  
 11-Jan-2024 By *[Signature]*

Case No. \_\_\_\_\_

**VERIFIED PETITION IN EMINENT DOMAIN**

Evergy Missouri West, Inc. ("Evergy" or "Plaintiff") files this Verified Petition in Eminent Domain and, in support of its cause of action, states as follows:

**Parties, Jurisdiction, and Venue**

1. Evergy Missouri West, Inc. is a Delaware corporation duly licensed to do business in Missouri with its principal place of business at 1200 Main Street, Kansas City, Jackson County, Missouri. Evergy was formerly known as KCP&L Greater Missouri Operations Company.
2. Evergy is a public utility pursuant to R.S.Mo. § 386.020(43).
3. As a public utility, Evergy has general authority to condemn the real property at issue in this action pursuant to R.S.Mo. § 523.010(1).
4. Upon information and belief, and upon review of the relevant land records in the Jackson County, Missouri Recorder of Deeds' Office and Jackson County, Missouri Assessor's Office, the defendant in this action, Woodgate Farm Homes Association ("Defendant") is the

person or entity who is in actual possession of, or who may otherwise claim or hold an interest of record in, the parcels of real property at issue in this case (Defendant's "Property").

5. Defendant is, upon information and belief, a nonprofit corporation organized under the laws of the State of Missouri.

6. Evergy has conducted a diligent search of the Jackson County Recorder of Deeds' Office records applicable to each of the Properties and, to the extent reasonably possible, has identified Defendant as having or possessing interest in the Property.

7. Evergy will serve Defendant personally with notice of this action, by service upon its Registered Agent, Jonathan S. Zerr, 3304 N.E. Ralph Powell Road, Lee's Summit, Missouri 64064 or as otherwise provided by law.

8. Evergy acknowledges that unknown individuals or entities may also claim interests in the Property. Accordingly, Evergy will publish notice of this action to Defendant and all unknown individuals or entities that may also claim an interest in the Property (collectively Defendants) in The Daily Record-Kansas City, a newspaper of general circulation in Jackson County, Missouri, pursuant to Missouri Rules of Civil Procedure 54.12(c) and 86.05.

9. Pursuant to R.S.Mo. § 506.500, this Court has jurisdiction over Defendant and over this action as all claims and causes arise out of the ownership and/or possession of real property in Missouri.

10. Venue is proper in the Circuit Court of Jackson County because all of the real property at issue in this action lies within Jackson County, Missouri. *See* R.S.Mo. § 508.030.

### **The Project**

11. Evergy is engaged in a project to expand and improve an existing substation which is adjacent and contiguous to the south of the Property (the "Project"). Through the Project, Evergy will develop, construct, maintain and operate a substation and make associated

upgrades together with other necessary improvements to the Property and Evergy's infrastructure that will allow Evergy to complete and operate the substation, make continued improvements to the Property to accommodate future operations, to transform energy and to provide continued quality services to the residents of Jackson County, Missouri and the surrounding areas.

12. The Property which is the subject of this Condemnation is described and depicted in **Exhibit 1**, attached and incorporated as if more fully set forth herein.

13. When completed, the Project will provide greater capacity to serve Evergy's customers, accommodate increased electric utility demand in the area, and will provide greater service reliability for electric utility customers in Jackson County, Missouri and throughout the surrounding region. It will also add additional substation capacity to transform energy needed for long-term efficient delivery of energy to the region's customers.

14. The Project will serve the public interest, is for public use, and constitutes a public purpose, namely, utility infrastructure for the for the transformation of electricity, distribution of energy, and related information and communications.

15. In order to perform the Project, it is necessary for Evergy to acquire the entire fee interest in the Property (the "Property Interests") and associated ownership of all right, title and interest in and to the Property for the Project (the "Property Rights"), as set forth in this Petition.

16. Pursuant to R.S.Mo. § 523.010, Evergy is authorized to acquire the Property Interests and the Property Rights for the purposes stated herein to accomplish the Project.

#### **Prior Negotiations**

17. Prior to instituting these proceedings, Evergy, by and through its agents, negotiated, in good faith, the voluntary acquisition of the Property Interests and the Property Rights from Defendant.

18. In accordance with R.S.Mo. § 523.250 and not less than 60 days before filing this Petition, Evergy provided written notice of its intended acquisition of the Property Interests and the Property Rights, via certified mail (return receipt requested) and/or hand-delivery, to the respective owner of record of the Property (named herein as Defendant), as listed in the records of the Jackson County, Missouri Assessor's Office.

19. In accordance with the provisions of R.S.Mo. § 523.253, Evergy tendered written offers to the respective owner of record of the Property (named herein as Defendant), as listed in the records of the Jackson County, Missouri Assessor's Office, not less than 30 days before instituting this action via certified mail (return receipt requested) and/or hand-delivery. Evergy based its written offer on market data and an appraisal conducted by state-licensed general real estate appraiser in accordance with generally accepted appraisal practices and statutes.

20. The compensation offered in good faith takes into account the value for the entirety of the Property, valued as if the Property Rights being condemned constituted a total taking of the entirety of the Property parcel described and depicted in **Exhibit 1**, attached; however, Evergy hereby acknowledges that the City of Raytown, Missouri may have or claim right of way in the portion of the land depicted in East 59<sup>th</sup> Street, and the portion of the land currently depicted in Woodson Road in **Exhibit 2**. Therefore the Order of Condemnation will affirm Evergy's condemnation of the Property described and depicted in **Exhibit 1**,

21. Evergy was unable to reach an agreement with Defendant Woodgate Farm Homes Association for the Property Interests and the Property Rights in the Property, making this condemnation action necessary.

22. At this time, Evergy has complied with all requirements, conditions precedent, and jurisdictional prerequisites to the exercise of its statutory power of eminent domain,

including without limitation, satisfaction of its good faith negotiation requirements pursuant to R.S.Mo. § 523.256.

23. Having unsuccessfully attempted to negotiate the voluntary acquisition of the Property Interests and the Property Rights, Evergy is authorized, under R.S.Mo. §§ 523.001, *et seq.*, to acquire the Property Interests and Property Rights in the Property described herein through the exercise of the right of eminent domain.

**Count I: Woodgate Property**

24. Evergy incorporates all other paragraphs of this Verified Petition as if fully set forth herein.

25. Pursuant to deeds and other documents recorded in the Jackson County, Missouri Recorder of Deeds' Office, Defendant is the record title holder of the Property, which is more particularly described as:

LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION PARTLY IN KANSAS CITY, AND WHOLLY IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5; THENCE SOUTH 243.77 FEET; THENCE EAST 200 FEET; THENCE NORTH 243.77 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE WEST 200 FEET TO THE POINT OF BEGINNING.

as more particularly described and depicted in **Exhibit 1**, attached and incorporated as if more fully set forward herein.

26. Unknown individuals or entities may also claim an interest in the Property.

27. Together with all unknown individuals or entities that may have or claim an interest in the Property are referred to herein collectively as the "Property Defendants."

28. To accomplish the Project, Evergy requires the Property Interests and the Property Rights in the Property.

29. The Property in which Evergy will have acquired the Property Rights, is as depicted and legally described in **Exhibit 1**, with the understanding that Evergy acknowledges that although there is no evidence of the dedication or conveyance of the area currently described and depicted in Woodson Road on the west and East 59th Street on the north of said parcel, the area in which such road improvements are located is legally described and depicted in **Exhibit 2** (the “**Area in Roads**”), attached and incorporated as if more fully set forward herein.

30. Plaintiff Evergy acknowledges the roads improvements in the **Area in Roads** will remain and are the property of the City; subject however, in all events to the rights of Plaintiff Evergy its successor and assigns in and to the Property being acquired by condemnation in these proceedings, including but not limited to the retained access of Plaintiff Evergy, its successors and assigns for ingress and egress in, to and from that portion of Lot 5 not in Roads being acquired by condemnation in these proceedings by Evergy, its and their successors and assigns (which area not in Roads is for clarity depicted and described in **Exhibit 3**, attached, and herein “**Area Not in Roads**”) to and from the Area in Roads, and subject further to the exercise of all right, title and interest of Plaintiff Evergy, its successors, and assigns in the acquired Property, and the exercise of the Property Interests and the Property Rights in the Property forever.

WHEREFORE, Plaintiff Evergy Missouri West, Inc. prays that this Court:

- (a) cause process to issue to the Property Defendants identified herein, giving the Property Defendants not less than ten (10) days’ notice of the time and the place wherein this Verified Petition will be heard and requiring the Property Defendants to appear at said time and place;
- (b) enter its Order condemning the Property Interests and Property Rights in and to the Property sought herein to Plaintiff Evergy as described herein;

- (c) appoint three (3) disinterested residents of Jackson County, Missouri, as Commissioners to ascertain and assess the damages (if any) that the Property Defendants may sustain, and the just compensation (if any) to which they may be entitled by reason of the appropriation of their property interests in or from the Property Interests and Property Rights in to the Property;
- (d) take such further action and enter such Orders, Decrees and Judgments, as may be necessary and proper to cause the Property Interests and Property Rights in and to the Property to be and stand condemned for the uses and purposes stated herein and to give Evergy the right to take possession and ownership of, and to make use thereof, and to have and possess all rights title and interests in and to the Property immediately upon the filing and recording of the Report of Commissioners (“Report”) and Plaintiff Evergy’s payment into the registry of the Court of the amounts, if any, which may be assessed in said Report for the appropriation of the rights and interests set forth herein; and
- (e) make and enter such other Orders, Decrees, and Judgments as the Court deems just and proper, including such orders as may be necessary to effect the granting of the rights in and to the Property sought herein to Plaintiff Evergy.

Dated: May 22, 2023

Respectfully submitted,

DENTONS US LLP

/s/ Curtis E. Woods

Curtis E. Woods, MO # 27065

Robert A. Hammeke, MO # 51540

Clay D. Haag, MO # 74108

4520 Main Street, Suite 1100

Kansas City, MO 64111

(816) 460-2400 - Telephone

(816) 531-7545 - Facsimile

curtis.woods@dentons.com

robert.hammeke@dentons.com

clay.haag@dentons.com

*Attorneys for Plaintiff Evergy Missouri West,  
Inc.*

**VERIFICATION**

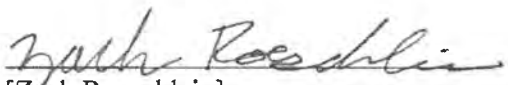
STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF JACKSON    )

I, Zach Roeschlein, having been first duly sworn, state as follows:

1. I am over the age of 18 years.
2. I am the RES Project Manager for Evergy Missouri West, Inc.
3. On behalf of Evergy Missouri West, Inc., to the best of my knowledge,

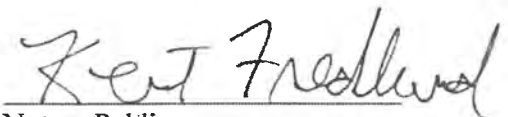
information, and belief, the information contained in this Verified Petition a true and accurate account of the facts as I know and understand them to be.

FURTHER AFFIANT SAYETH NOT.

  
 [Zach Roeschlein]  
 [RES Project Manager]  
 Evergy Missouri West, Inc.

Sworn to and subscribed before me this 16 th day of May 2023.

**KENT FREDLUND**  
**NOTARY PUBLIC-NOTARY SEAL**  
**STATE OF MISSOURI**  
**JACKSON COUNTY**  
**MY COMMISSION EXPIRES 5/29/2024**  
**COMMISSION # 12413848**

  
 Notary Public

My commission expires: 5-29-2024

**FAQs**

# Evergy's Raytown Substation

## FAQs

May 2024

This substation expansion is necessary to increase the reliability of the electric distribution service in Raytown and the surrounding area. Here are the answers to some questions you might have about this project.

### **What is the problem?**

The Raytown Substation expansion addresses the need to increase reliability, serviceability, and load of the electrical system in Raytown and surrounding area.

### **What's the solution?**

Evergy is proposing to expand the Raytown Substation located in the southeast corner of Woodson Rd and E 59<sup>th</sup> St in Raytown, Jackson County, Missouri. Initial construction activities will address the current large load customers as well as provide the ability to perform maintenance on the transmission line and substation equipment without subjecting customers to unnecessary outages. It will also increase the reliability of the customers in Raytown and the surrounding area.

### **Why build the substation at this location?**

The site is located on a 0.86-acre vacant lot adjacent to the existing substation and transmission lines.

### **What is the anticipated schedule for construction?**

Construction is anticipated to begin in early 2026 and the substation is to be in-service by the late-2026.

### **What is the function of a substation?**

The main purpose of this substation is to transform power from a higher voltage to a lower voltage and control the power flow to other substations in the area. Bulk power is transported most efficiently over long distances when it is at very high voltages, so substations like this one would serve as the point at which bulk power for the area is transformed to a lower voltage before being distributed to homes and businesses.

Inside the substation, the transformers lower the voltage, and the switches and breakers are used to turn power to individual circuits off and on just like in a home but on a larger scale. The electronic devices are used for monitoring and remote switching.

### **What will it look like?**

The existing and expanded boundaries of the Raytown Substation will be surrounded by a 9' tall decorative wall on the west, north, and east sides. Inside the wall will be a crushed rock surface. The site will be accessed from entrances off Woodson Rd and E 59<sup>th</sup> St. Sidewalks will be installed on parts of the western and northern sides of the substation.

The tallest equipment is about 35' not including the poles that connect to the transmission lines and the lightning protection masts. Yard lights will be switch operated and have light footprints focused at and inside the fence lines.

### **Will the new substation impact the future use or development of adjacent properties?**

Based on similar projects in several other counties, we have found that home builders and developers who know about the plans for a future substation in advance are rarely reluctant to build on the adjacent lots.

**How will it affect public utilities and services?**

The substation will not generate waste, increase traffic, etc., and does not require water or sewer, so no additional services will be necessary. Parking space for maintenance vehicles is available inside the substation.

**Will there be a lot of traffic in and out of the substation?**

Except during construction, the station will be unmanned. Equipment and operation checks are performed by Evergy personnel about once a month.

**What should we do if there's an emergency at the substation?**

Do the same thing you do for all other emergencies, call 911. Evergy will provide the fire department our emergency contact information and a fire preplan so they will be able to respond quickly and correctly.

**What impact will the substation have on the environment?**

A substation does not actually generate or produce a product, so it does not pollute air, land, or water. A substation does not produce dust, fumes, odors, smoke, or vibration.

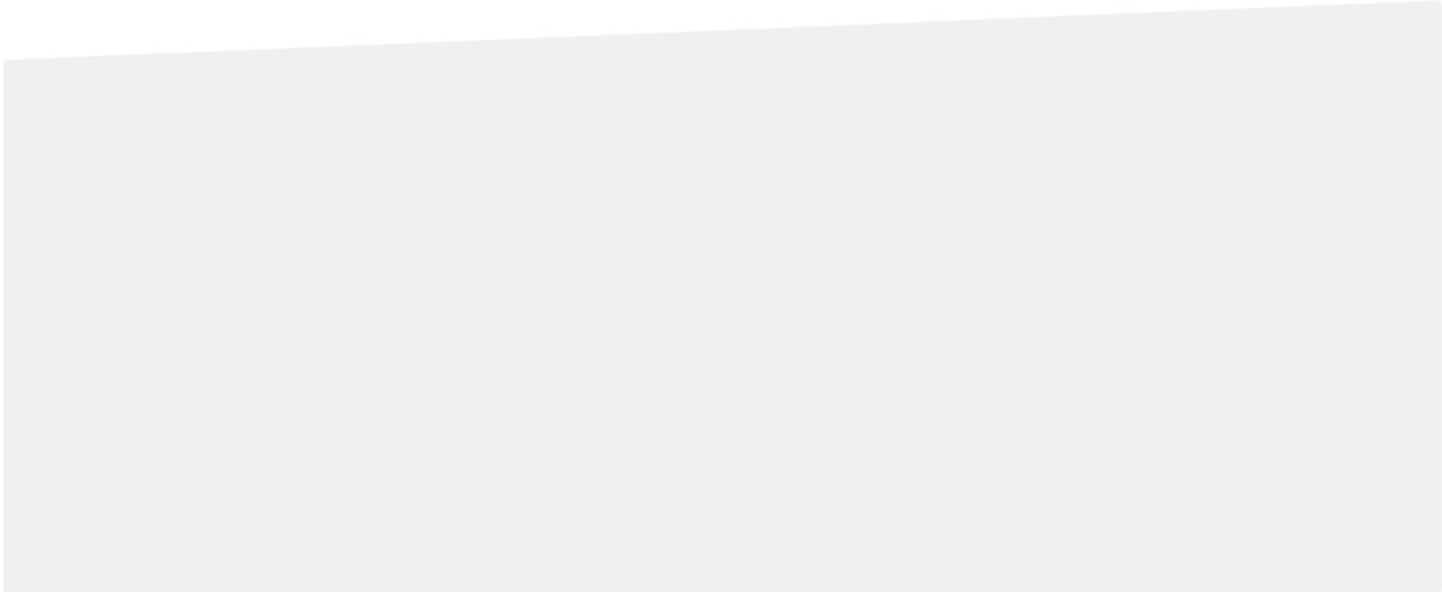
The humming sound many people associate with a substation comes from the transformer. Today's transformers are significantly quieter than old ones. As with any sound, it dissipates with distance from the source.

We have contacted the Missouri Department of Conservation and the U.S. Fish & Wildlife Service to assess the impact of our project on threatened and endangered (T&E) species. No concerns to T&E species or habitat are expected.

Standard sediment and erosion control measures will be used during construction. Crushed rock inside the substation and grass outside will provide permanent erosion control.

Evergy is pleased that the location and design of the proposed substation will ensure an adequate supply of electricity to our customers and yet minimize the impact on the surrounding area.

**Substation Fire Pre-Plan**



# Fire Pre-Plan

for Evergy's

## Raytown Substation

**DRAFT**

<b>24-Hour Emergency Phone: 1.800.383.1183</b>
--

**Substation Address: Southeast corner of Woodson Rd and E 59th St, Raytown, MO**

### **Substation Fires**

**If a substation or transformer is burning, immediately contact Evergy, Inc. and wait for their personnel to arrive.** Do NOT enter the substation. While you wait, take a defensive approach, and follow these steps:

- **Let the fire burn unless or until otherwise instructed by utility personnel.** Burning electric equipment is already ruined and will not be repaired. Do not risk injury to protect it as it will be replaced anyway.
- **Isolate the area with a radius of at least 300 feet.** Keep anyone unauthorized away from the area.
- **Be alert to explosion and toxic-smoke hazards.** Stay upwind and consider initial downwind evacuation for at least 1000 feet.
- **Follow the 30/30/100 rule:** Stay 30 feet away from energized objects and use a 30-degree fog spray at 100 psi to protect exposures and prevent fire from spreading.
- **Monitor for oil runoff.** Direct any oil away from catch basins and surface waters.

### **Extinguishing Substation Fires**

**Never enter a substation unless specifically directed to do so by your incident commander.** If you have been told to suppress the fire, take the following precautions:

- **Position emergency vehicles at least 30 feet away from any power lines,** whether inside or outside of the substation.
- **Use only nonconductive ladders.** Do *not* use metal ladders.

### **Extinguishing Substation Fires, continued**

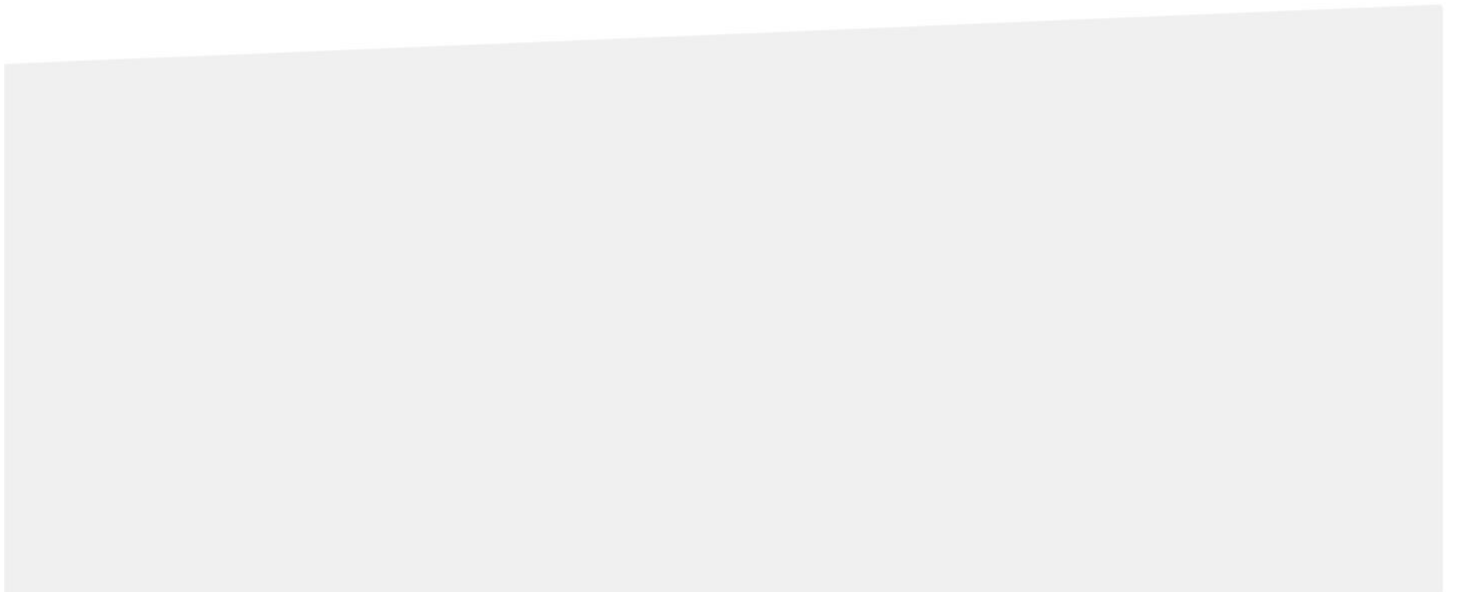
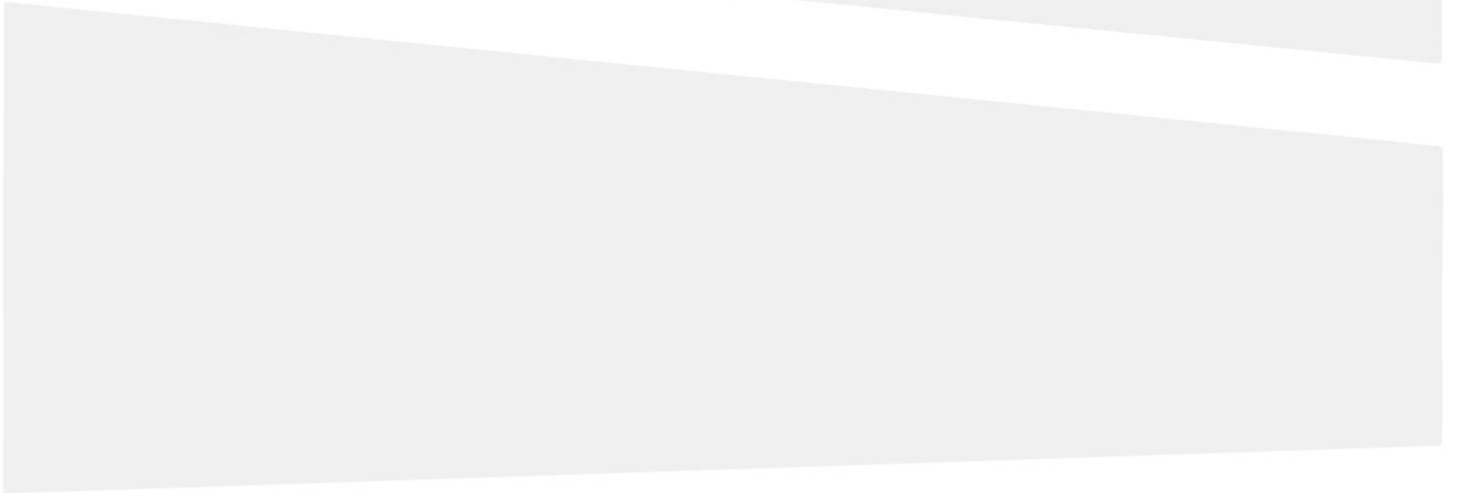
- **Carry ladders parallel to the ground.** This helps you avoid contacting overhead facilities.
- **Never enter a substation until utility personnel have confirmed that the equipment is de-energized.**
- **Never use a solid stream of water on an oil fire; *always* use a fog stream.** Transformer oil fires can be extinguished with protein foam sprays and water fog sprays, but a solid stream of water can actually spread an oil fire.
- **Report all oil releases to the incident commander.** Follow standard tactics for a hazardous materials response.

**This information can be found at:**

<https://evergy-safety.com/firstresponder/topic/substation-fires/>

<https://evergy-safety.com/firstresponder/topic/extinguishing-substation-fires/>

## Stormwater Report



## Raytown Stormwater Narrative

### Watershed Characteristics

The existing land coverage for the proposed substation includes an existing substation and an existing open space covered by grass. The cover in the existing substation will not change significantly as the existing equipment will be replaced in kind. The existing grass area will be surfaced with a combination of impervious and aggregate surfaces. Tables 1 and 2 provided below list the pre- and post-developed watershed areas and curve numbers (per TR-55 Manual for SCS Runoff Method).

**Table 1: Pre-Developed Watershed**

Watershed	Impervious (acres)	Aggregate (acres)	Grass (acres)	Total (acres)	Curve Number
Pre-1	0.066	0.546	0.005	0.617	86
Pre-2	0.006	0.000	0.835	0.841	74

**Table 2: Post-Developed Watershed**

Watershed	Impervious (acres)	Aggregate (acres)	Grass (acres)	Total (acres)	Curve Number
Post-1	0.063	0.538	0.012	0.613	86
Post-2	0.059	0.618	0.163	0.840	84

### Analysis Requirements and Methodology

The substation expansion is analyzed using TR-55 SCS Runoff Method to determine the peak flow generated from the 2-yr, 10-yr, and 100-yr, 24-hr storms. The final site stormwater design will be in accordance with KC APWA Section 5600, which is why the 2-yr, 10-yr, and 100-yr storms were evaluated. Stormwater quantity design to meet Section 5600 requirements requires a peak flow of 0.5 cfs per acre of contributing watershed during the 2-yr storm, 2.0 cfs per acre during the 10-yr storm, and 3.0 cfs per acre during the 100-yr storm. See Table 3 for peak allowable flow for each watershed.

**Table 3: Allowable Peak Flows**

Watershed	Area (acres)	2-yr Allowable Peak Flow (cfs)	10-yr Allowable Peak Flow (cfs)	100-yr Allowable Peak Flow (cfs)
Post-1	0.613	0.307	1.226	1.839
Post 2	0.840	0.420	1.680	2.520

**Hydrology Results and Analysis**

Table 4 below shows the 2-yr, 10-yr, and 100-yr peak flows in the pre- and post-developed conditions. Comparisons across these conditions and a comparison of the peak post-developed peak flow against the allowable peak flow shown in Table 3.

**Table 4: Peak Flows and Volumes**

Storms	Pre-1 (cfs)	Post-1 (cfs)	Comparison: Pre to Post	Pre-2	Post-2	Comparison: Pre to Post	Comparison: Peak to Allowable
2-yr	2.26	2.07	2.26 > 2.07	2.03	3.09	2.03 < 3.09	3.09 > 0.420
10-yr	3.94	3.62	3.94 > 3.62	4.27	5.53	5.53 < 4.27	5.53 > 1.680
100-yr	6.97	6.41	6.97 < 6.41	8.64	9.96	9.96 < 8.64	9.96 > 2.520

**Area 1 – Existing Substation:** Area 1 alterations resulted in a decrease in impervious coverage, an equal curve number, and a decrease in peak flow for all three design storms. The combination of these results indicates no stormwater quantity or quality BMPs are necessary for Area 1 based upon Section 5600 requirements. This option will maintain the existing service provided to Woodson Road by the curb inlet. The curb inlet feeds a pipe that runs through the existing substation and outfalls in the southeast corner of the site.

**Area 2 – Proposed Expansion:** Area 2 alterations resulted in an increase in impervious coverage, a higher curve number, and an increase in peak flow for all three design storms. These results indicate stormwater quantity and quality BMPs are necessary for Area 2. This narrative is written before detailed design has been performed and therefore a conceptual design explanation is provided instead:

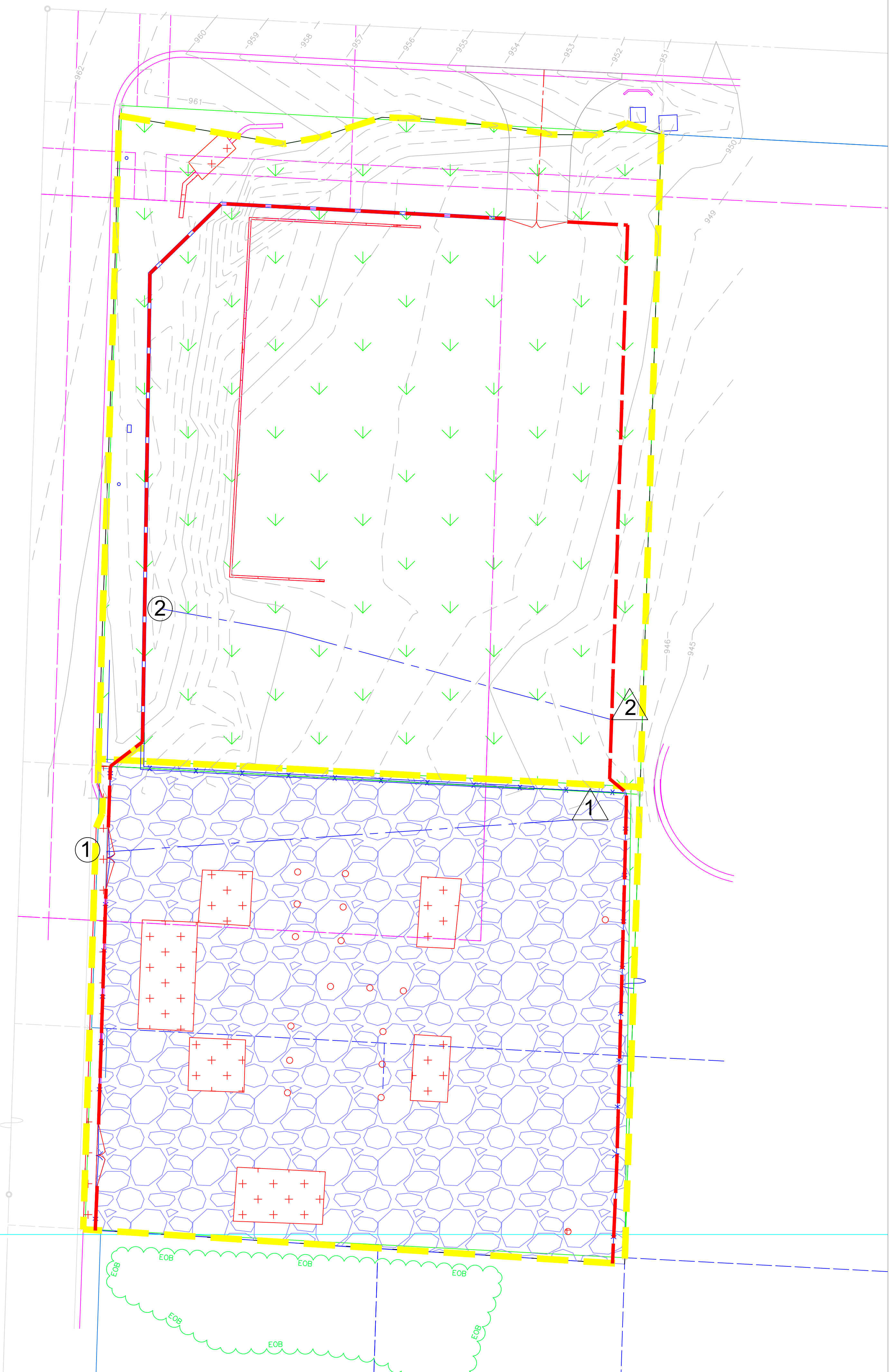
A dry detention basin will be designed to meet the Section 5600 criteria and will be an underground detention system inside the proposed substation expansion due to the tight space restrictions onsite. A prefabricated system utilizing either HDPE pipe storage or precast concrete vaults will be used. A water quality treatment device will be utilized to treat the stormwater runoff for a minimum of 80% of the TSS








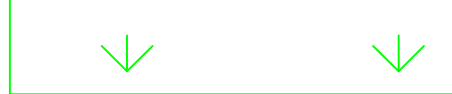

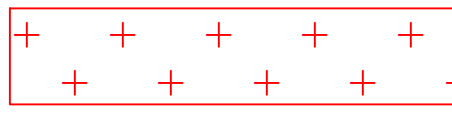

generated. The detention basin will outfall to the existing drainage pipes in the substation to drain the site effectively and minimize any overland, downstream impacts to the substation development.

**Conclusion**

Area 1 will not require any designed stormwater management systems. Area 2 will utilize a dry detention basin and water quality treatment device to meet Section 5600 requirements. Due to the conceptual nature of this narrative, no detention or device has been designed. The final submittal will include the detailed design and calculations of the proposed detention basin and treatment device.



**LEGEND**

- WATERSHED DELINEATION 
- WATERSHED ID 
- FINAL OUTLET 
- TIME OF CONCENTRATION 
- FLOW PATH 
- GRASS COVER, GOOD 
- SUBSTATION AGGREGATE 
- IMPERVIOUS 
- PROPERTY LINE 

no.	date	by	ckd	description
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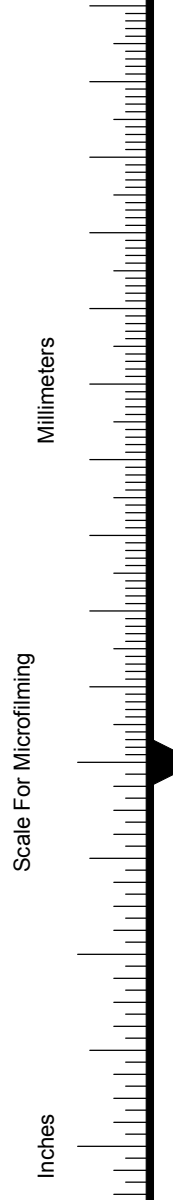
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**BURNS  
MCDONNELL**  
 9400 WARD PARKWAY  
 KANSAS CITY, MO 64114  
 816-333-9400  
 Burns & McDonnell Engineering Co., Inc.






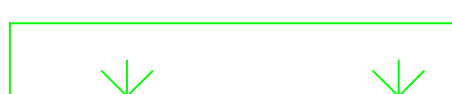
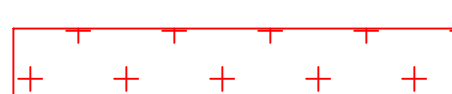
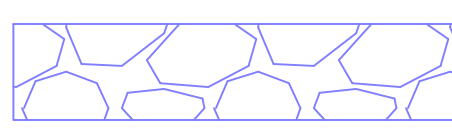
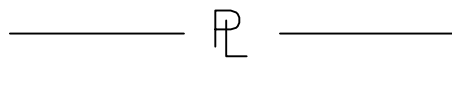
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designed	JJB	checked	EJK

CITY OF RAYTOWN, MISSOURI  
**PRE-DEVELOPED WATERSHED MAP**

RAYTOWN SUBSTATION EVERGY			
project	144611	contract	-
drawing		rev.	
<b>EXHIBIT A- 0</b>			
sheet	1	of	2
file	-		



**LEGEND**

- WATERSHED DELINEATION 
- WATERSHED ID 
- FINAL OUTLET 
- TIME OF CONCENTRATION 
- FLOW PATH 
- GRASS COVER, GOOD 
- IMPERVIOUS 
- SUBSTATION AGGREGATE 
- PROPERTY LINE 

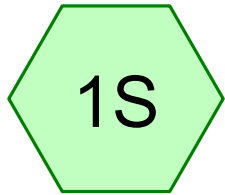
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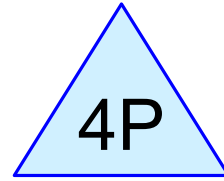
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MCDONNELL**  
9400 WARD PARKWAY  
KANSAS CITY, MO 64114  
816-333-9400  
Burns & McDonnell Engineering Co., Inc.  
LICENSEE NO. 000165

date	04/01/2024	detailed	DAE
designed	JJB	checked	EJK

CITY OF RAYTOWN, MISSOURI			
POST-DEVELOPED WATERSHED MAP			
RAYTOWN SUBSTATION EVERGY			
project	144611	contract	-
drawing	<b>EXHIBIT B-</b>		rev. <b>0</b>
sheet	2	of	2 sheets
file	-		



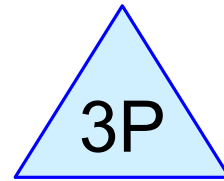
Pre-1



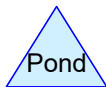
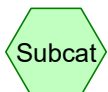
Outfall 1



Pre-2



Outfall 2



# Raytown HydroCAD

Prepared by Burns & McDonnell

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Page 2

## Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr, 24-hr	Type II 24-hr		Default	24.00	1	3.69	2
2	10-yr, 24-hr	Type II 24-hr		Default	24.00	1	5.63	2
3	100-yr, 24-hr	Type II 24-hr		Default	24.00	1	9.15	2

# Raytown HydroCAD

Prepared by Burns & McDonnell

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Page 3

## Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.840	74	>75% Grass cover, Good, HSG C (1S, 2S)
0.546	85	Aggregate (1S)
0.072	98	Impervious (1S, 2S)
<b>1.458</b>	<b>79</b>	<b>TOTAL AREA</b>

# Raytown HydroCAD

Prepared by Burns & McDonnell

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## Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.840	HSG C	1S, 2S
0.000	HSG D	
0.618	Other	1S, 2S
<b>1.458</b>		<b>TOTAL AREA</b>

# Raytown HydroCAD

Prepared by Burns & McDonnell

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## Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.840	0.000	0.000	0.840	>75% Grass cover, Good	1S, 2S
0.000	0.000	0.000	0.000	0.546	0.546	Aggregate	1S
0.000	0.000	0.000	0.000	0.072	0.072	Impervious	1S, 2S
<b>0.000</b>	<b>0.000</b>	<b>0.840</b>	<b>0.000</b>	<b>0.618</b>	<b>1.458</b>	<b>TOTAL AREA</b>	

**Summary for Subcatchment 1S: Pre-1**

Runoff = 2.26 cfs @ 11.99 hrs, Volume= 0.108 af, Depth> 2.11"  
 Routed to Pond 4P : Outfall 1

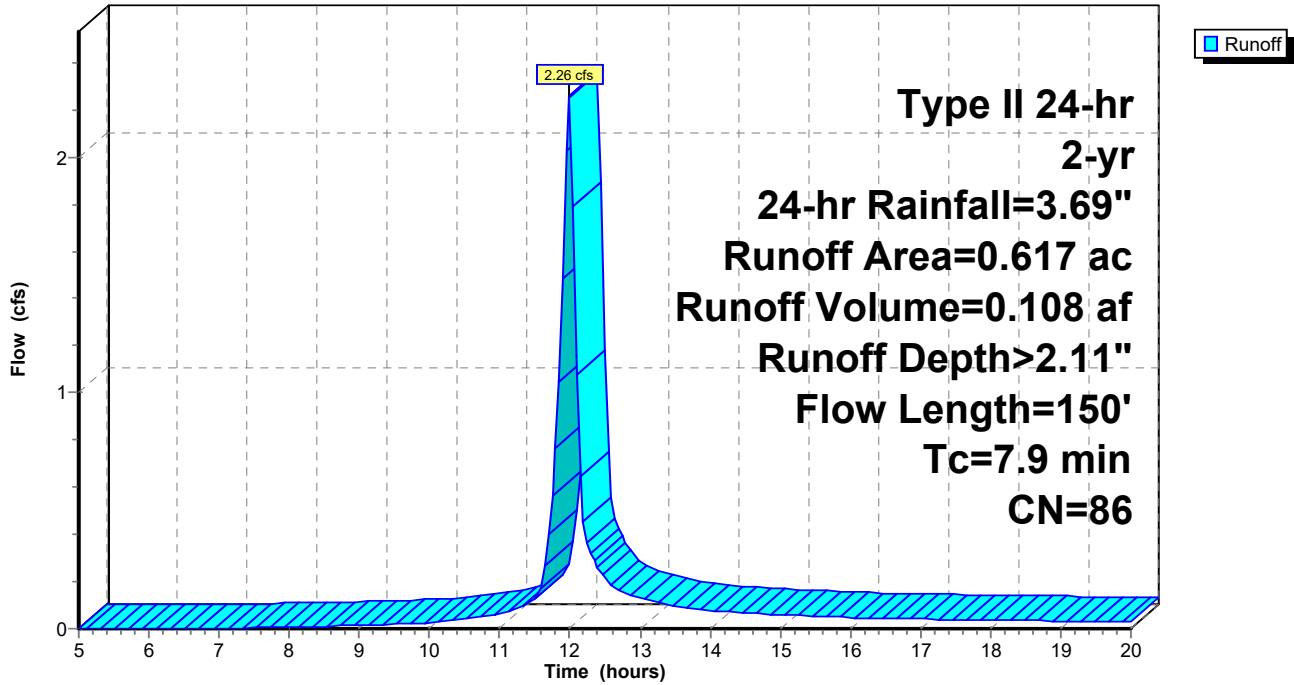
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

Area (ac)	CN	Description
* 0.546	85	Aggregate
* 0.066	98	Impervious
0.005	74	>75% Grass cover, Good, HSG C
0.617	86	Weighted Average
0.551		89.30% Pervious Area
0.066		10.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	41	0.1792	0.37		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.69"
6.0	109	0.0686	0.30		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.69"
7.9	150	Total			

**Subcatchment 1S: Pre-1**

Hydrograph



**Summary for Subcatchment 2S: Pre-2**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 2.03 cfs @ 11.97 hrs, Volume= 0.087 af, Depth> 1.25"  
 Routed to Pond 3P : Outfall 2

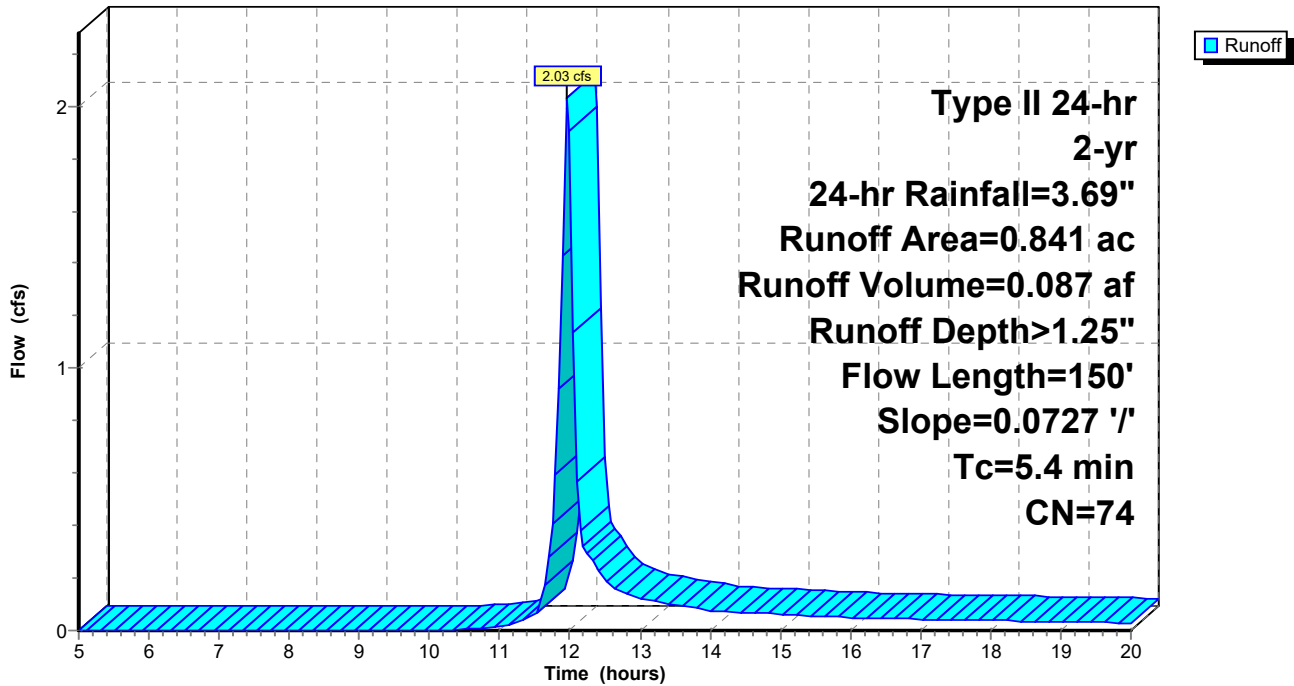
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

Area (ac)	CN	Description
0.835	74	>75% Grass cover, Good, HSG C
* 0.006	98	Impervious
0.841	74	Weighted Average
0.835		99.29% Pervious Area
0.006		0.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		<b>Sheet Flow,</b> n= 0.100 P2= 3.69"

**Subcatchment 2S: Pre-2**

Hydrograph



### Summary for Pond 3P: Outfall 2

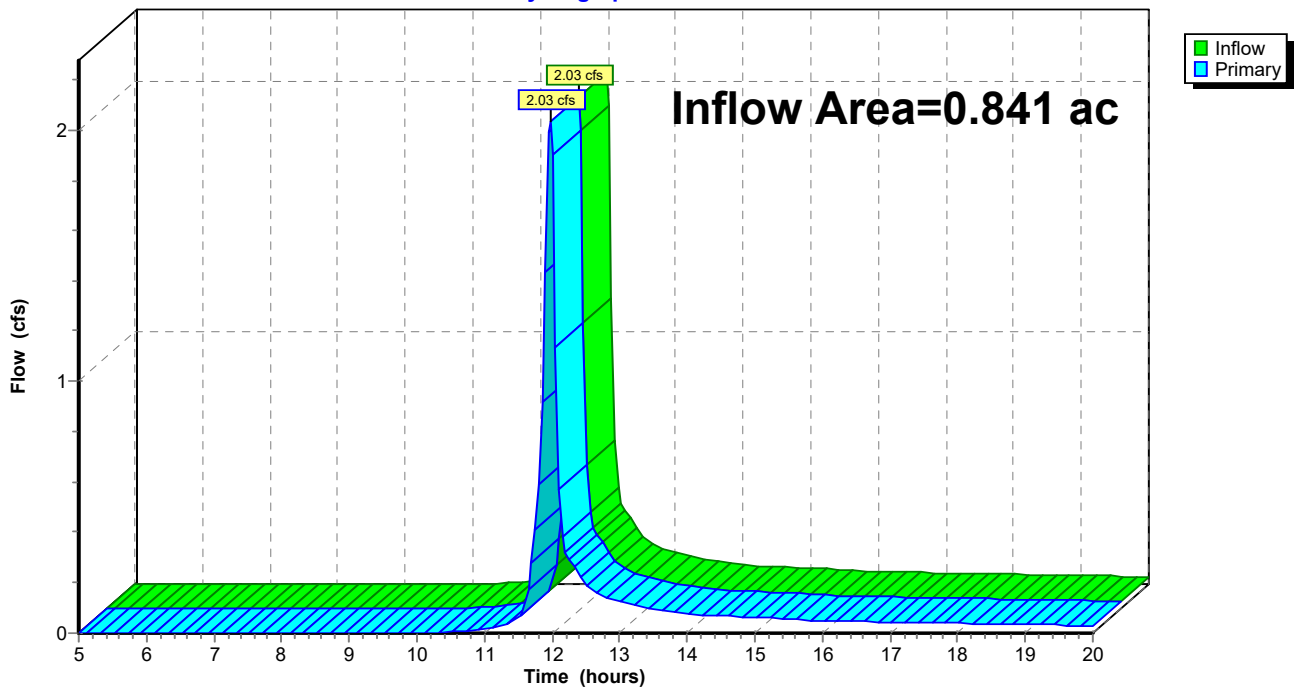
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.841 ac, 0.71% Impervious, Inflow Depth > 1.25" for 2-yr, 24-hr event  
Inflow = 2.03 cfs @ 11.97 hrs, Volume= 0.087 af  
Primary = 2.03 cfs @ 11.97 hrs, Volume= 0.087 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 3P: Outfall 2

Hydrograph



### Summary for Pond 4P: Outfall 1

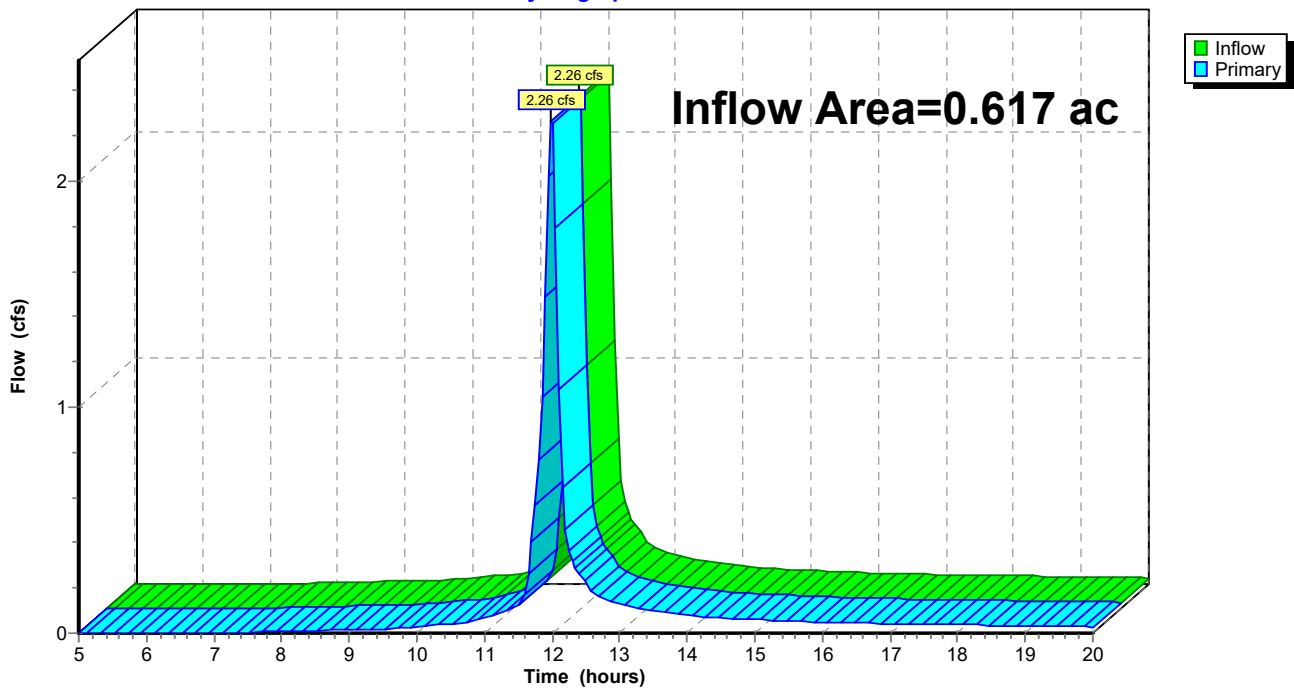
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.617 ac, 10.70% Impervious, Inflow Depth > 2.11" for 2-yr, 24-hr event  
Inflow = 2.26 cfs @ 11.99 hrs, Volume= 0.108 af  
Primary = 2.26 cfs @ 11.99 hrs, Volume= 0.108 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 4P: Outfall 1

Hydrograph



**Summary for Subcatchment 1S: Pre-1**

Runoff = 3.94 cfs @ 11.99 hrs, Volume= 0.195 af, Depth> 3.80"  
 Routed to Pond 4P : Outfall 1

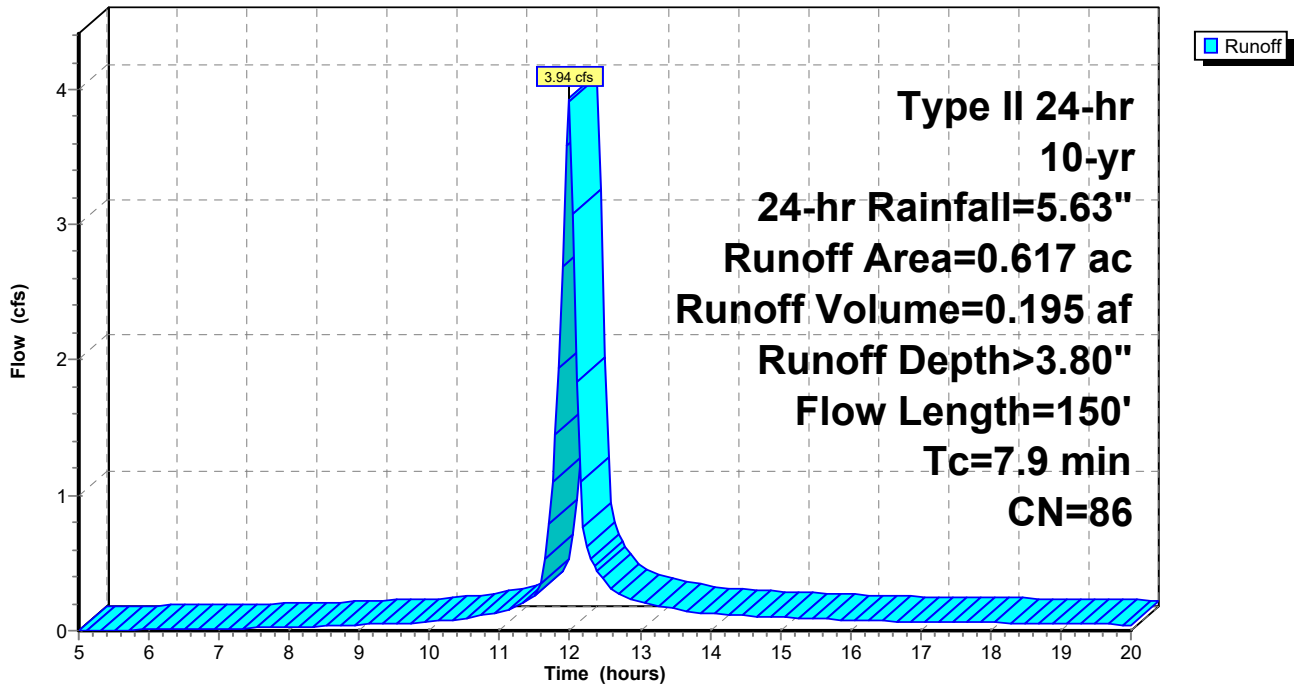
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

Area (ac)	CN	Description
* 0.546	85	Aggregate
* 0.066	98	Impervious
0.005	74	>75% Grass cover, Good, HSG C
0.617	86	Weighted Average
0.551		89.30% Pervious Area
0.066		10.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	41	0.1792	0.37		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.69"
6.0	109	0.0686	0.30		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.69"
7.9	150	Total			

**Subcatchment 1S: Pre-1**

Hydrograph



**Summary for Subcatchment 2S: Pre-2**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 4.27 cfs @ 11.96 hrs, Volume= 0.186 af, Depth> 2.65"  
 Routed to Pond 3P : Outfall 2

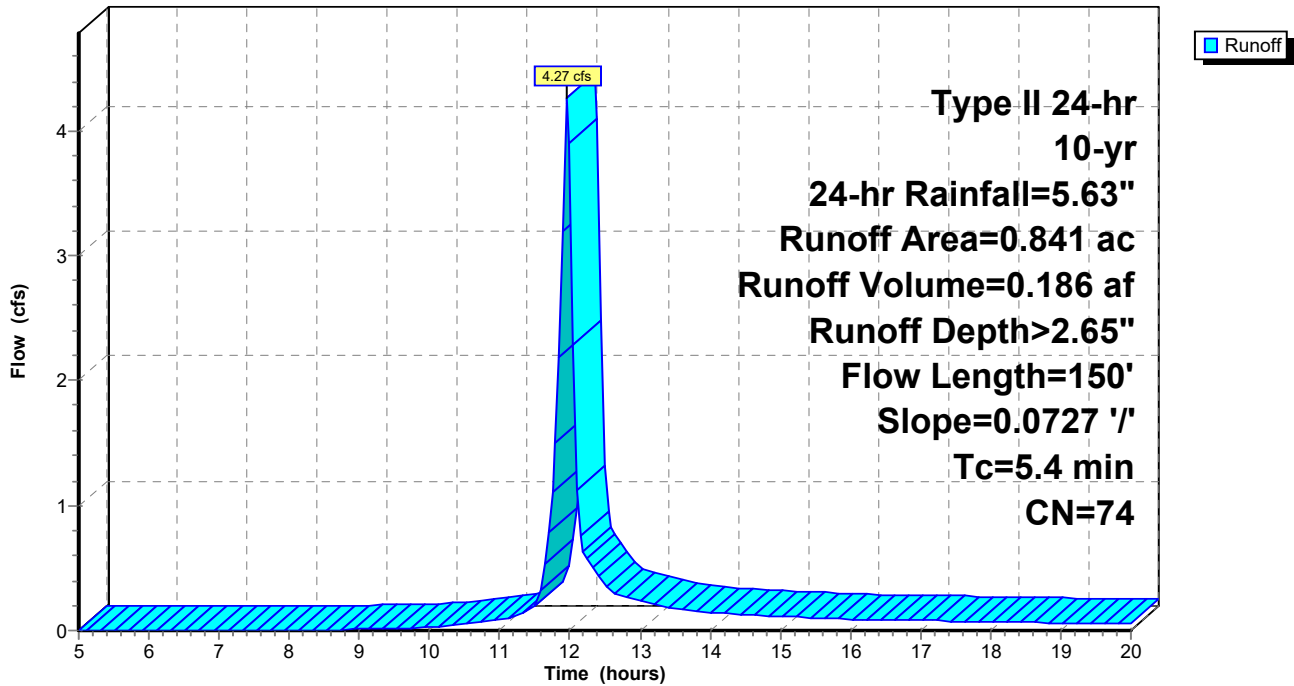
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

Area (ac)	CN	Description
0.835	74	>75% Grass cover, Good, HSG C
* 0.006	98	Impervious
0.841	74	Weighted Average
0.835		99.29% Pervious Area
0.006		0.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		<b>Sheet Flow,</b> n= 0.100 P2= 3.69"

**Subcatchment 2S: Pre-2**

Hydrograph



### Summary for Pond 3P: Outfall 2

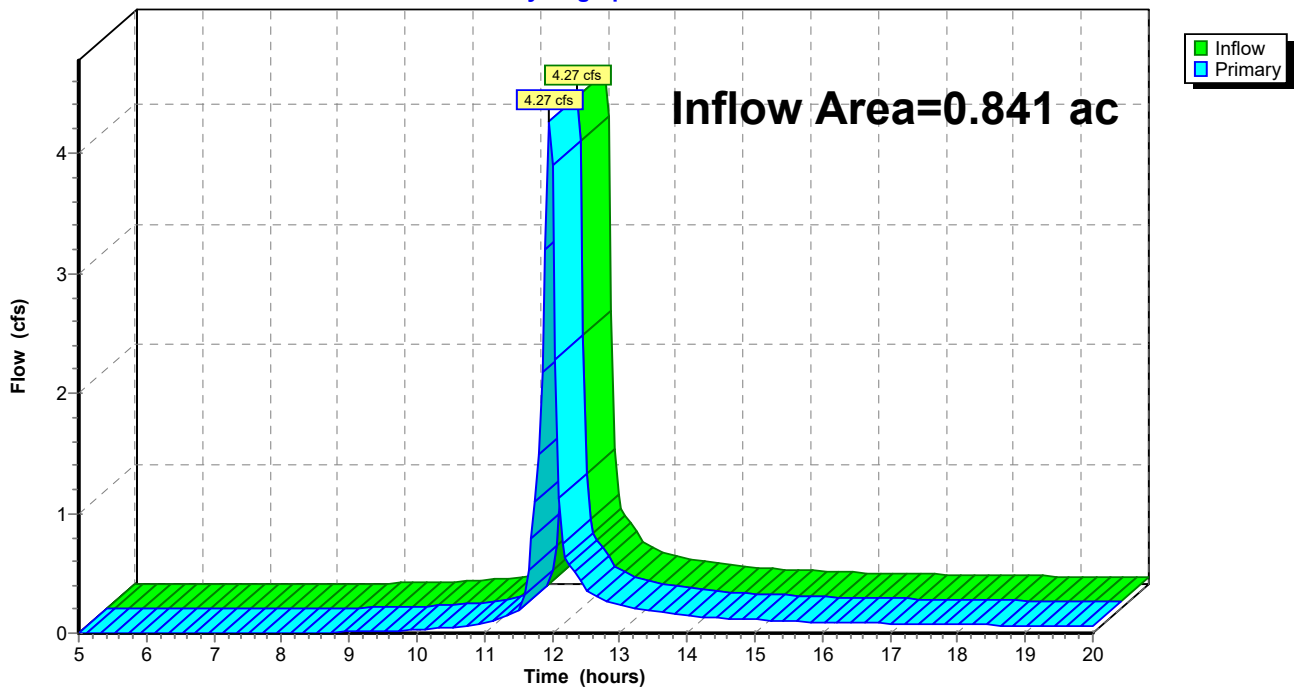
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.841 ac, 0.71% Impervious, Inflow Depth > 2.65" for 10-yr, 24-hr event  
Inflow = 4.27 cfs @ 11.96 hrs, Volume= 0.186 af  
Primary = 4.27 cfs @ 11.96 hrs, Volume= 0.186 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 3P: Outfall 2

Hydrograph



### Summary for Pond 4P: Outfall 1

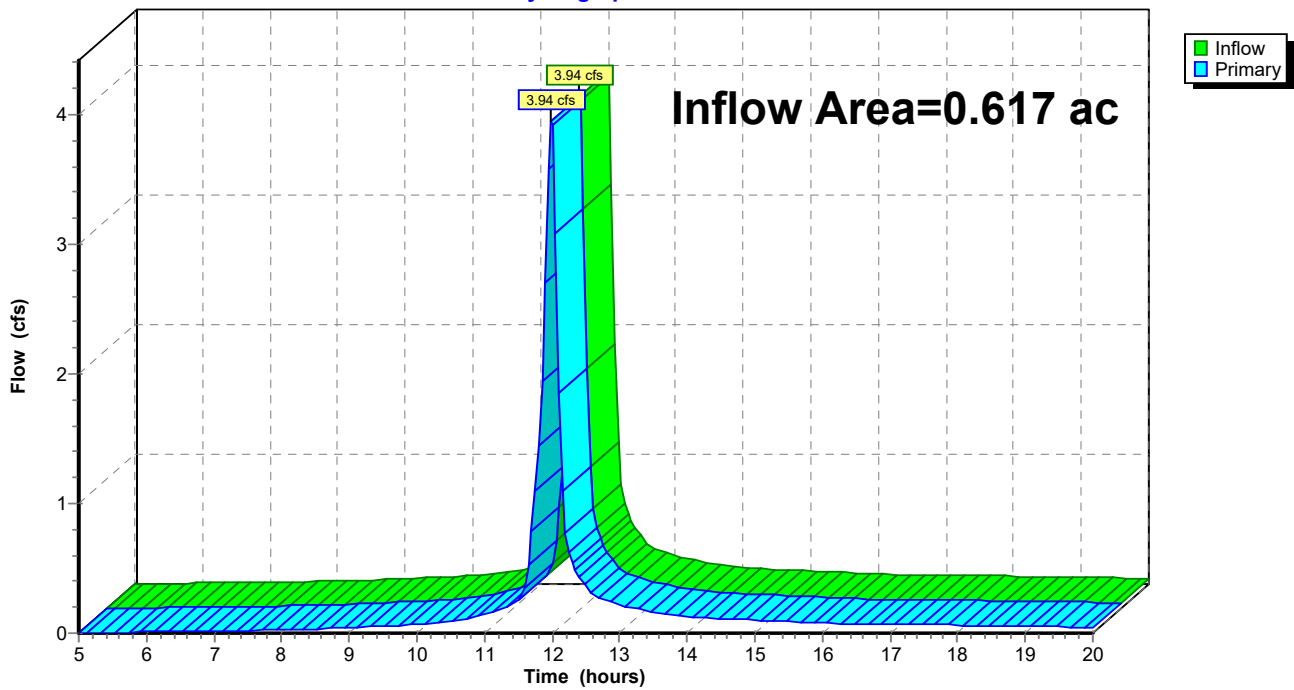
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.617 ac, 10.70% Impervious, Inflow Depth > 3.80" for 10-yr, 24-hr event  
Inflow = 3.94 cfs @ 11.99 hrs, Volume= 0.195 af  
Primary = 3.94 cfs @ 11.99 hrs, Volume= 0.195 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 4P: Outfall 1

Hydrograph



**Summary for Subcatchment 1S: Pre-1**

Runoff = 6.97 cfs @ 11.99 hrs, Volume= 0.359 af, Depth> 6.98"  
 Routed to Pond 4P : Outfall 1

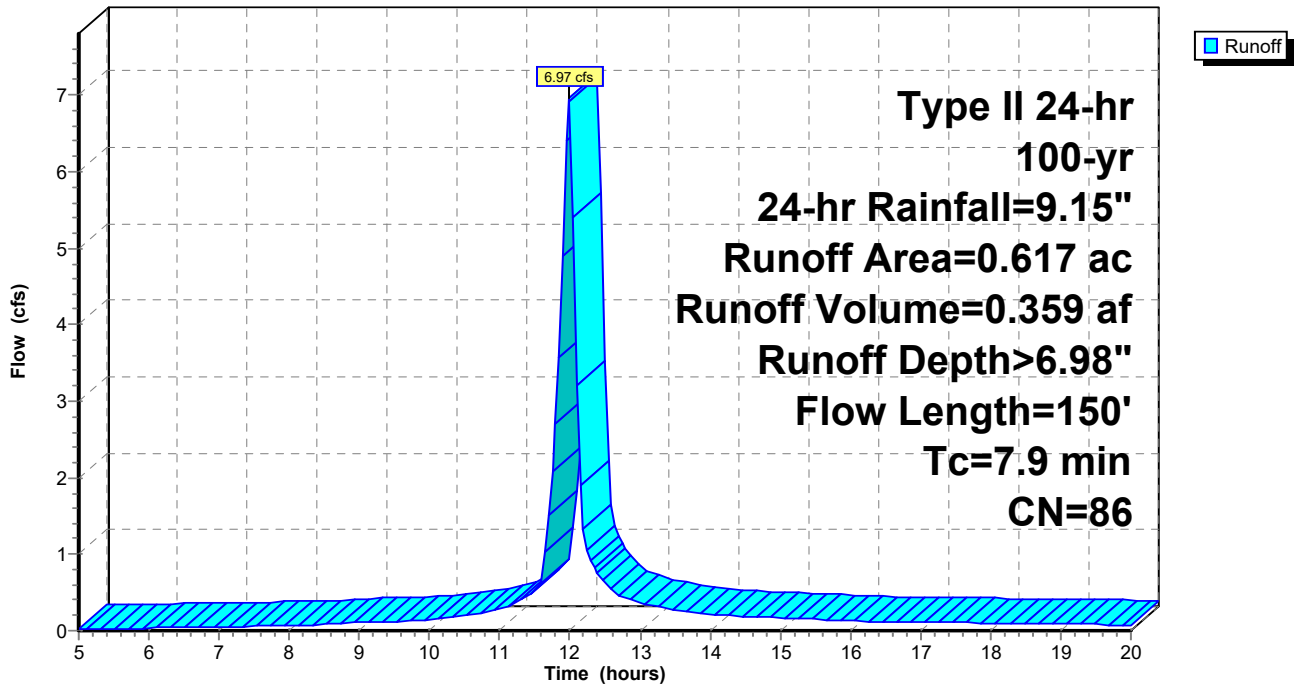
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
* 0.546	85	Aggregate
* 0.066	98	Impervious
0.005	74	>75% Grass cover, Good, HSG C
0.617	86	Weighted Average
0.551		89.30% Pervious Area
0.066		10.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	41	0.1792	0.37		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.69"
6.0	109	0.0686	0.30		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.69"
7.9	150	Total			

**Subcatchment 1S: Pre-1**

Hydrograph



**Summary for Subcatchment 2S: Pre-2**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 8.64 cfs @ 11.96 hrs, Volume= 0.390 af, Depth> 5.56"  
 Routed to Pond 3P : Outfall 2

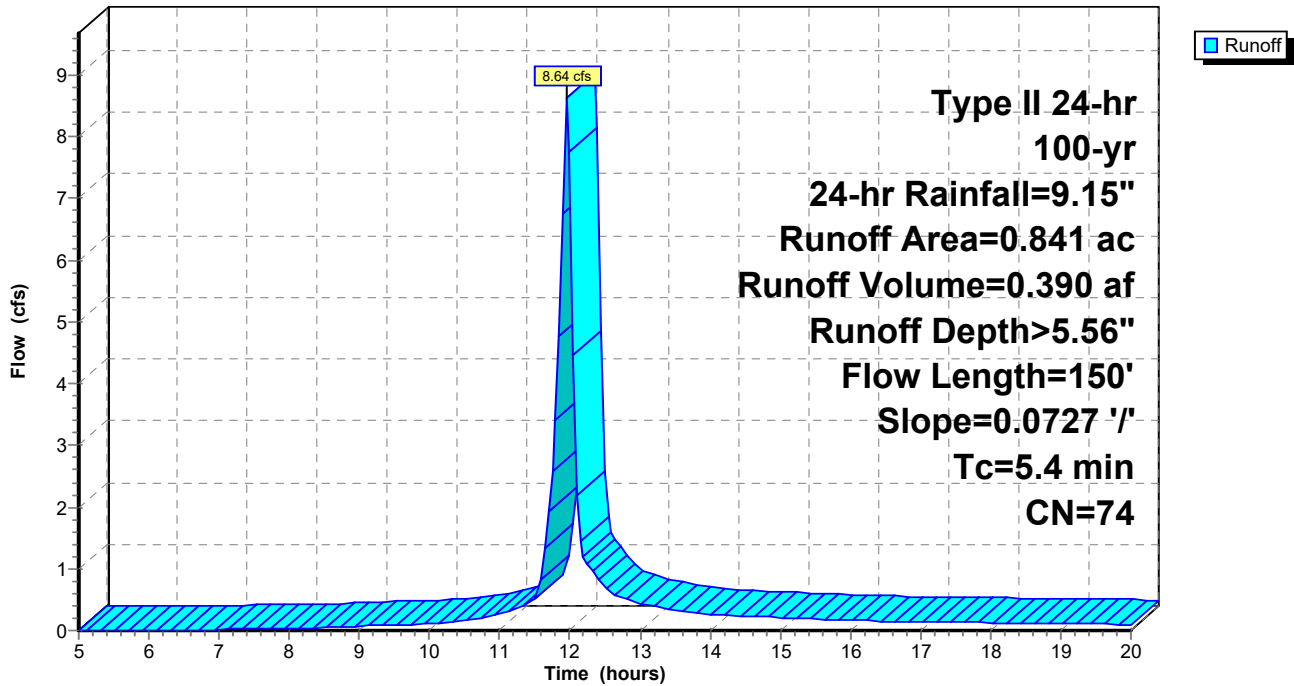
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
0.835	74	>75% Grass cover, Good, HSG C
* 0.006	98	Impervious
0.841	74	Weighted Average
0.835		99.29% Pervious Area
0.006		0.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		<b>Sheet Flow,</b> n= 0.100 P2= 3.69"

**Subcatchment 2S: Pre-2**

Hydrograph



### Summary for Pond 3P: Outfall 2

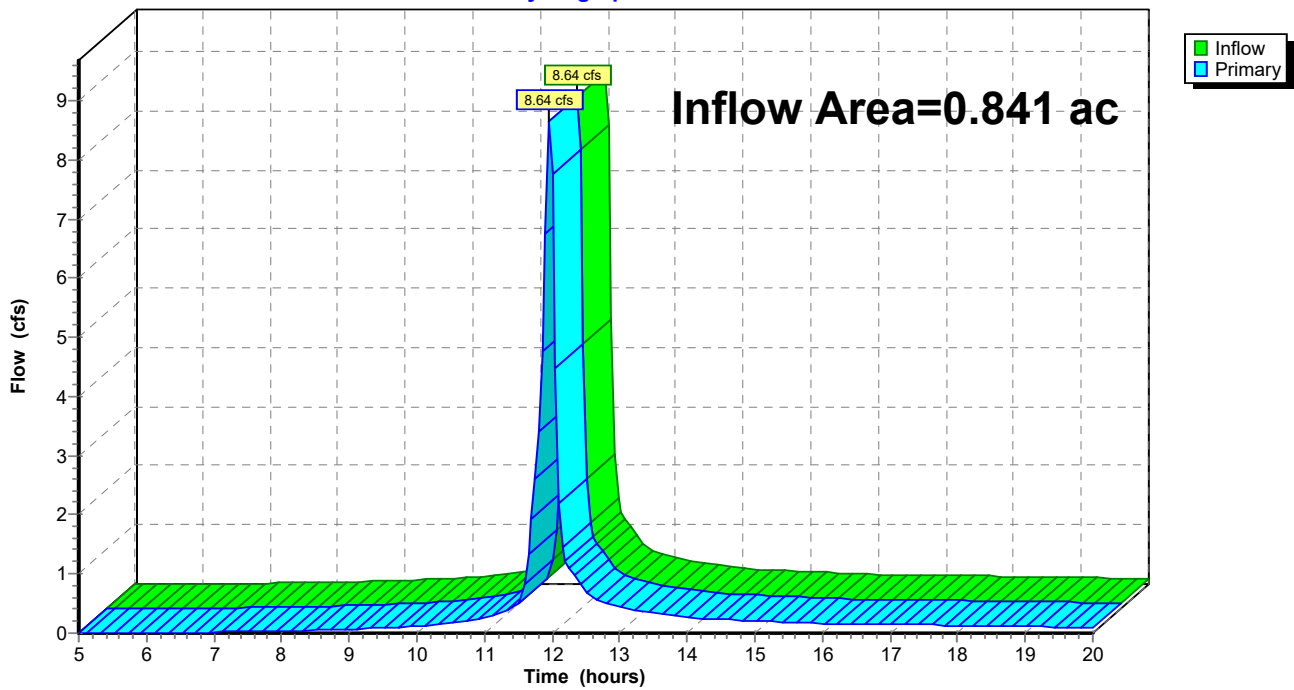
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.841 ac, 0.71% Impervious, Inflow Depth > 5.56" for 100-yr, 24-hr event  
Inflow = 8.64 cfs @ 11.96 hrs, Volume= 0.390 af  
Primary = 8.64 cfs @ 11.96 hrs, Volume= 0.390 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 3P: Outfall 2

Hydrograph



### Summary for Pond 4P: Outfall 1

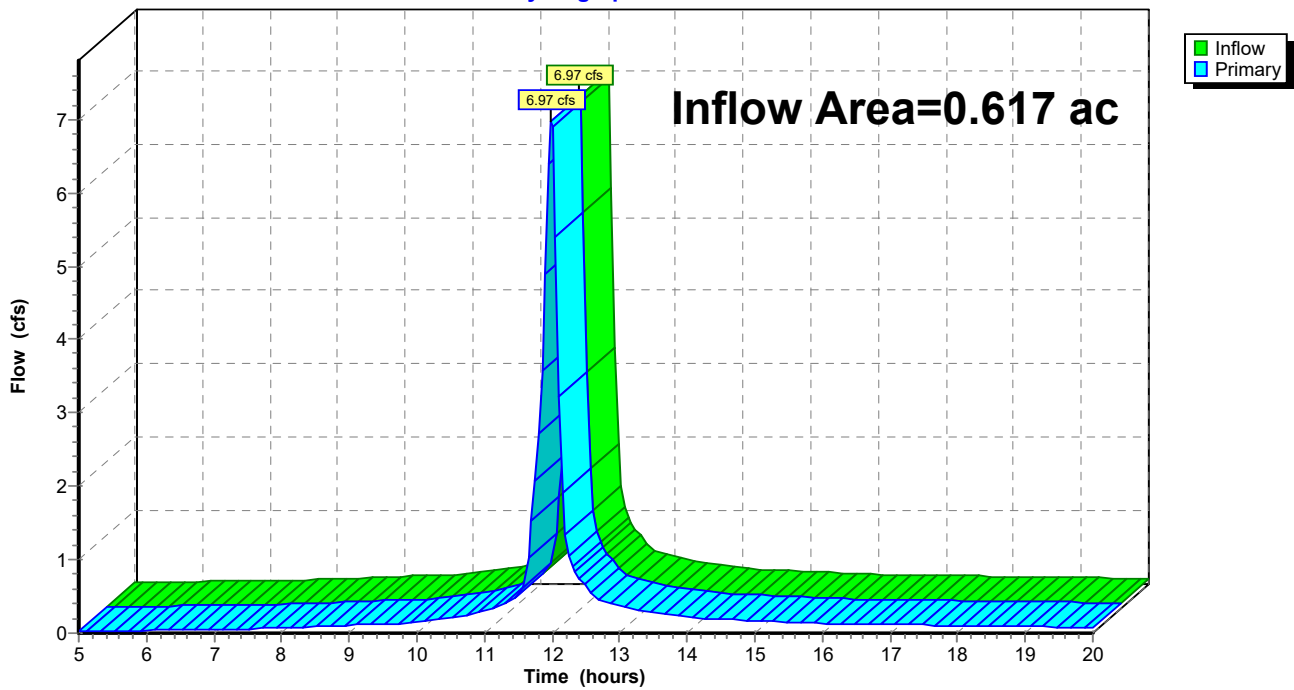
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.617 ac, 10.70% Impervious, Inflow Depth > 6.98" for 100-yr, 24-hr event  
Inflow = 6.97 cfs @ 11.99 hrs, Volume= 0.359 af  
Primary = 6.97 cfs @ 11.99 hrs, Volume= 0.359 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

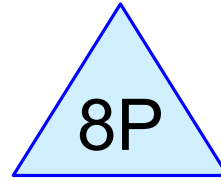
### Pond 4P: Outfall 1

Hydrograph

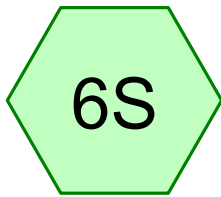




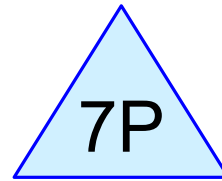
Post-1



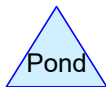
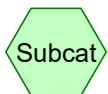
Detention Basin



Post-2



Outfall 2



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## Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr, 24-hr	Type II 24-hr		Default	24.00	1	3.69	2
2	10-yr, 24-hr	Type II 24-hr		Default	24.00	1	5.63	2
3	100-yr, 24-hr	Type II 24-hr		Default	24.00	1	9.15	2

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## Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.175	74	>75% Grass cover, Good, HSG C (5S, 6S)
1.156	85	Aggregate (5S, 6S)
0.122	98	Impervious (5S, 6S)
<b>1.453</b>	<b>85</b>	<b>TOTAL AREA</b>

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## Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.175	HSG C	5S, 6S
0.000	HSG D	
1.278	Other	5S, 6S
<b>1.453</b>		<b>TOTAL AREA</b>

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## Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.175	0.000	0.000	0.175	>75% Grass cover, Good	5S, 6S
0.000	0.000	0.000	0.000	1.156	1.156	Aggregate	5S, 6S
0.000	0.000	0.000	0.000	0.122	0.122	Impervious	5S, 6S
<b>0.000</b>	<b>0.000</b>	<b>0.175</b>	<b>0.000</b>	<b>1.278</b>	<b>1.453</b>	<b>TOTAL AREA</b>	

**Summary for Subcatchment 5S: Post-1**

Runoff = 2.07 cfs @ 12.02 hrs, Volume= 0.107 af, Depth> 2.10"  
 Routed to Pond 8P : Detention Basin

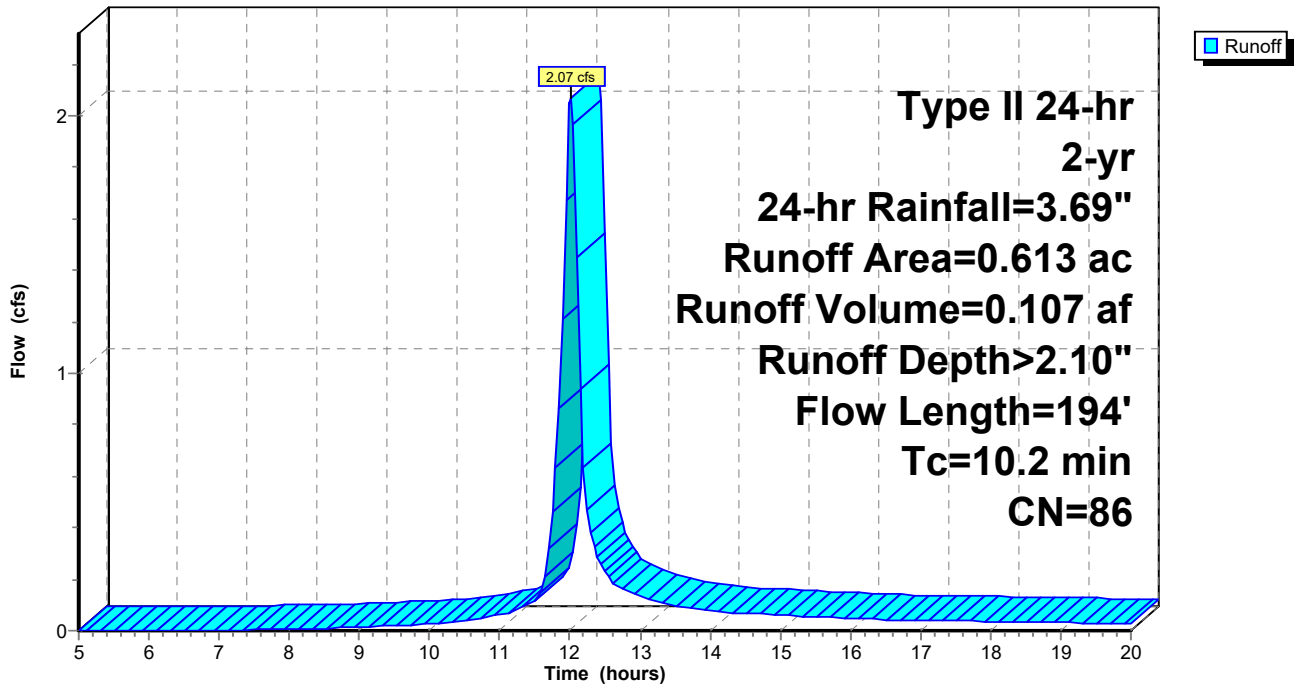
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

Area (ac)	CN	Description
* 0.538	85	Aggregate
* 0.063	98	Impervious
0.012	74	>75% Grass cover, Good, HSG C
0.613	86	Weighted Average
0.550		89.72% Pervious Area
0.063		10.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	150	0.0160	0.25		<b>Sheet Flow,</b> n= 0.100 P2= 3.69"
0.2	44	0.0470	4.40		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
10.2	194	Total			

**Subcatchment 5S: Post-1**

Hydrograph



**Summary for Subcatchment 6S: Post-2**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 3.09 cfs @ 11.96 hrs, Volume= 0.136 af, Depth> 1.95"  
 Routed to Pond 7P : Outfall 2

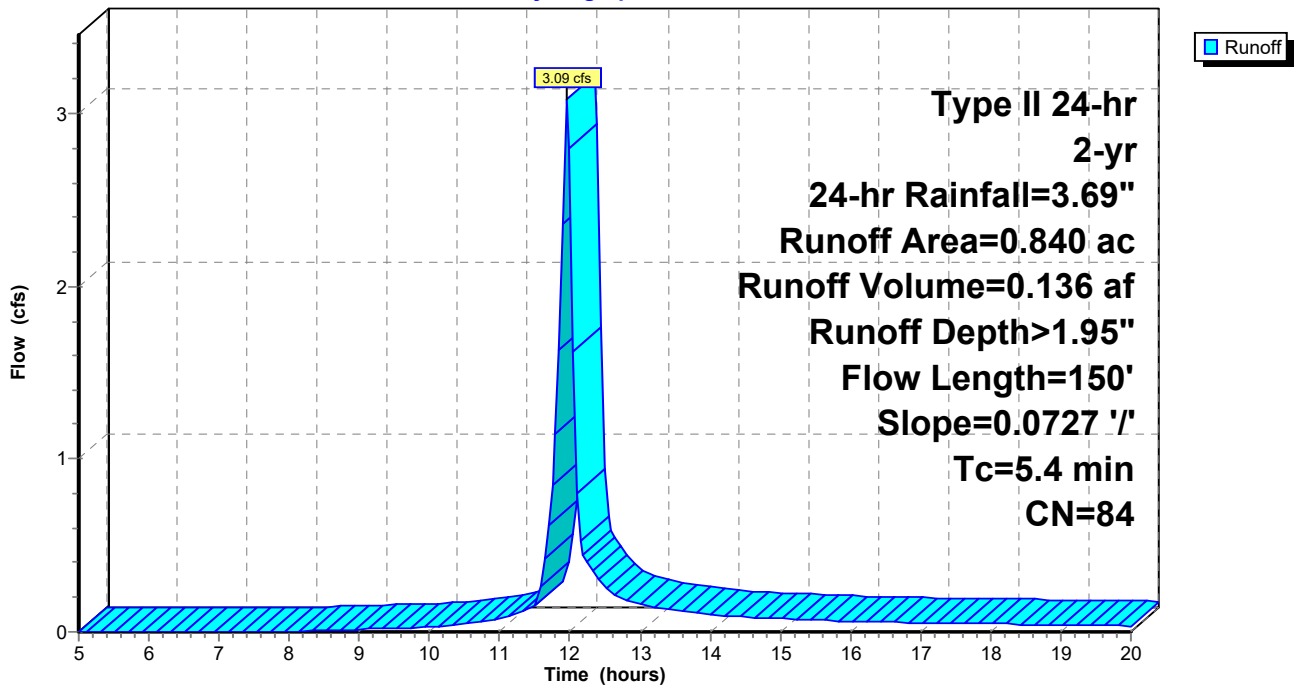
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

Area (ac)	CN	Description
* 0.618	85	Aggregate
0.163	74	>75% Grass cover, Good, HSG C
* 0.059	98	Impervious
0.840	84	Weighted Average
0.781		92.98% Pervious Area
0.059		7.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		<b>Sheet Flow,</b> n= 0.100 P2= 3.69"

**Subcatchment 6S: Post-2**

Hydrograph



### Summary for Pond 7P: Outfall 2

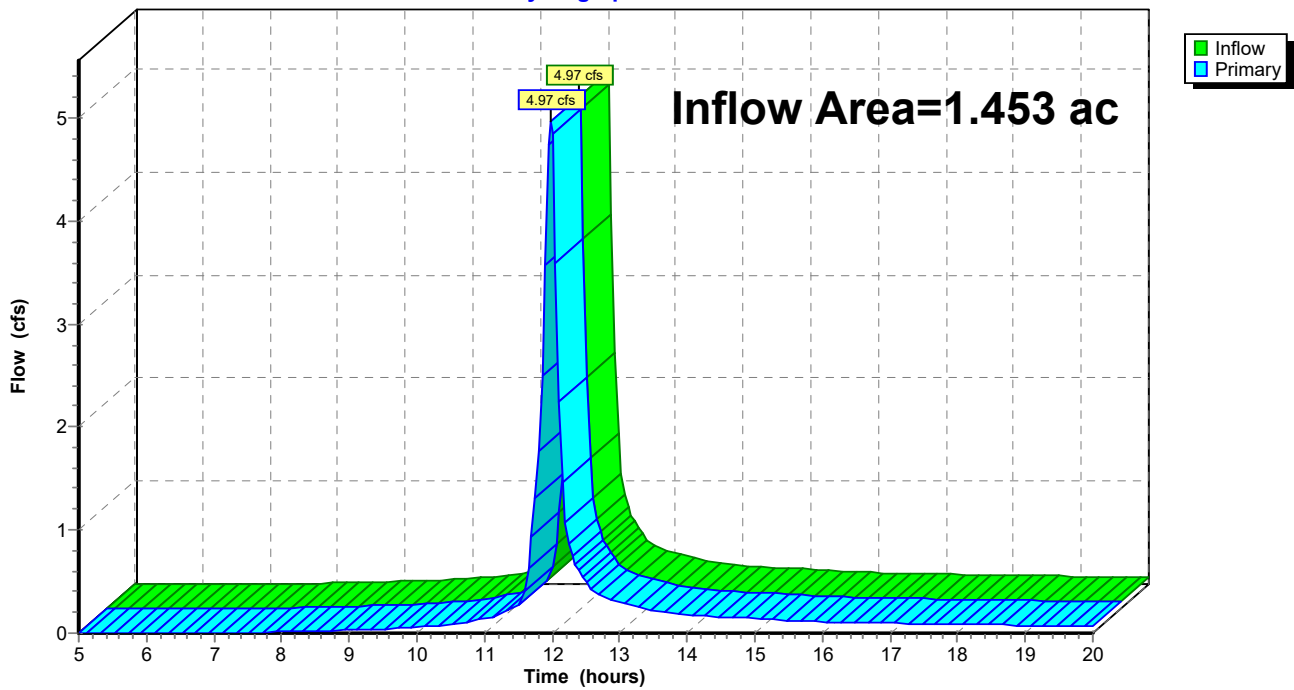
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.453 ac, 8.40% Impervious, Inflow Depth > 2.01" for 2-yr, 24-hr event  
Inflow = 4.97 cfs @ 11.98 hrs, Volume= 0.244 af  
Primary = 4.97 cfs @ 11.98 hrs, Volume= 0.244 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 7P: Outfall 2

Hydrograph



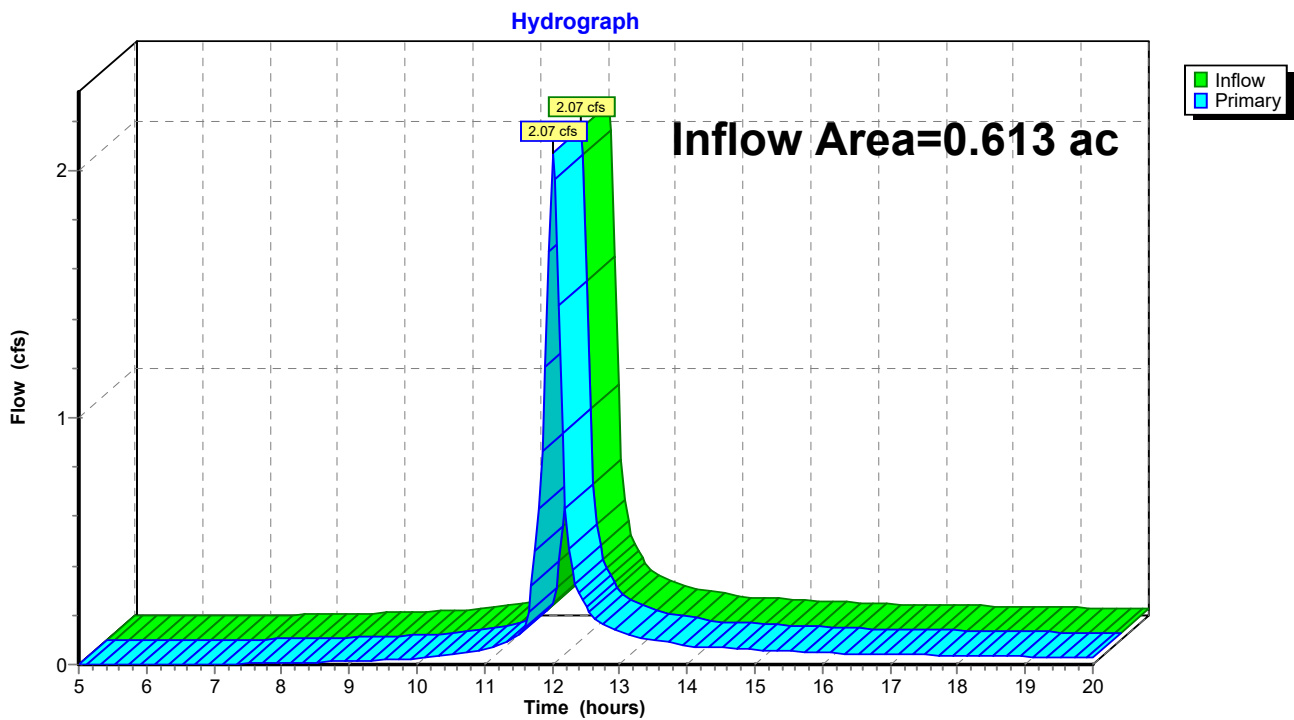
### Summary for Pond 8P: Detention Basin

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 10.28% Impervious, Inflow Depth > 2.10" for 2-yr, 24-hr event  
Inflow = 2.07 cfs @ 12.02 hrs, Volume= 0.107 af  
Primary = 2.07 cfs @ 12.02 hrs, Volume= 0.107 af, Atten= 0%, Lag= 0.0 min  
Routed to Pond 7P : Outfall 2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 8P: Detention Basin



**Summary for Subcatchment 5S: Post-1**

Runoff = 3.62 cfs @ 12.01 hrs, Volume= 0.194 af, Depth> 3.79"  
 Routed to Pond 8P : Detention Basin

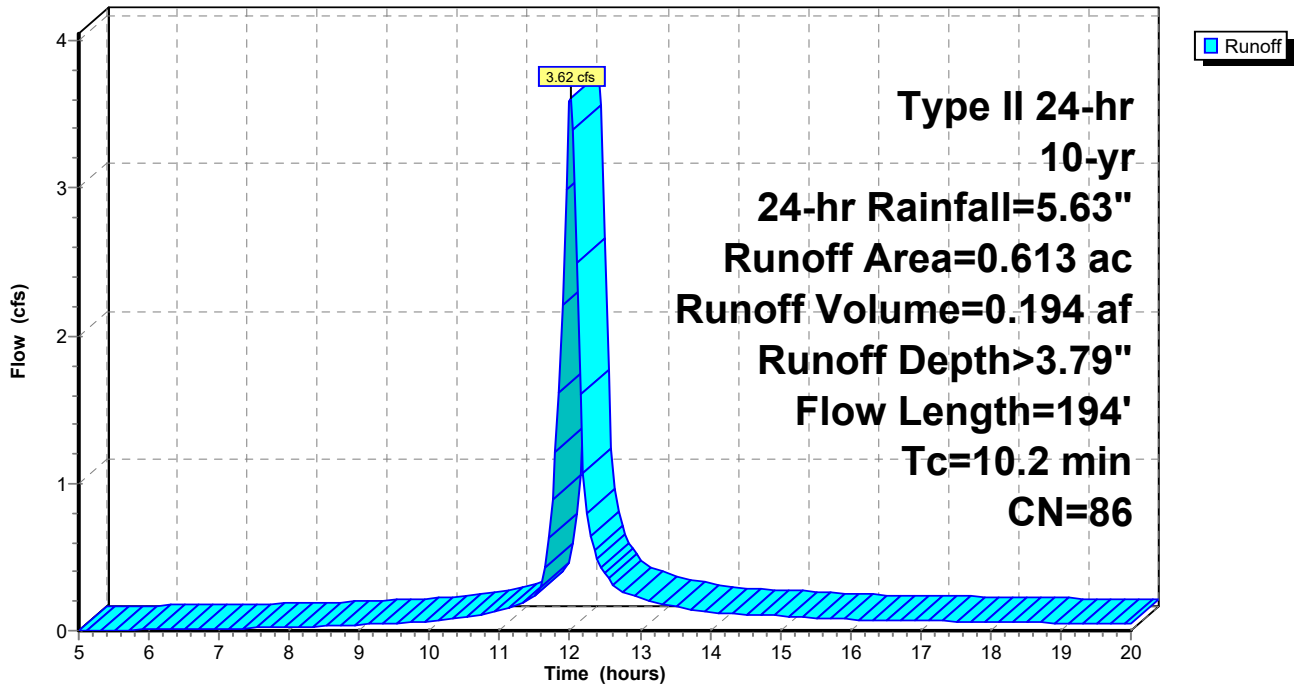
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

Area (ac)	CN	Description
* 0.538	85	Aggregate
* 0.063	98	Impervious
0.012	74	>75% Grass cover, Good, HSG C
0.613	86	Weighted Average
0.550		89.72% Pervious Area
0.063		10.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	150	0.0160	0.25		<b>Sheet Flow,</b> n= 0.100 P2= 3.69"
0.2	44	0.0470	4.40		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
10.2	194	Total			

**Subcatchment 5S: Post-1**

Hydrograph



**Summary for Subcatchment 6S: Post-2**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 5.53 cfs @ 11.96 hrs, Volume= 0.252 af, Depth> 3.60"  
 Routed to Pond 7P : Outfall 2

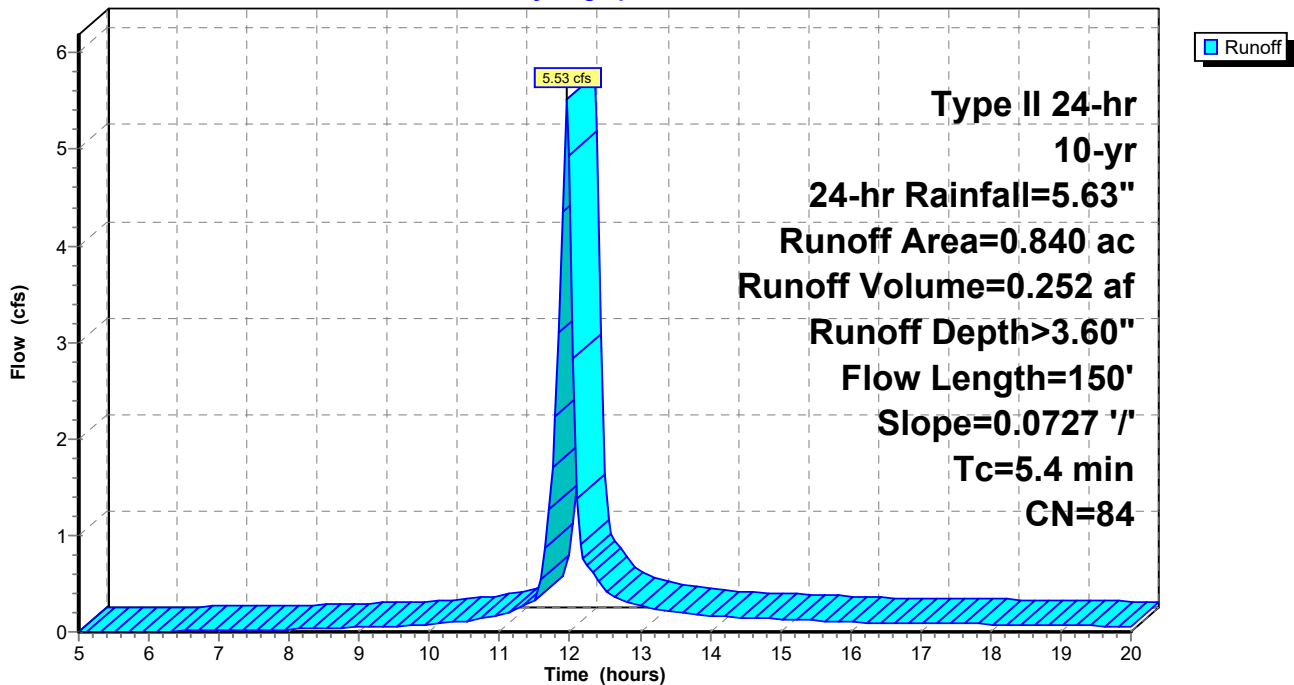
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

Area (ac)	CN	Description
* 0.618	85	Aggregate
0.163	74	>75% Grass cover, Good, HSG C
* 0.059	98	Impervious
0.840	84	Weighted Average
0.781		92.98% Pervious Area
0.059		7.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, n= 0.100 P2= 3.69"

**Subcatchment 6S: Post-2**

Hydrograph



### Summary for Pond 7P: Outfall 2

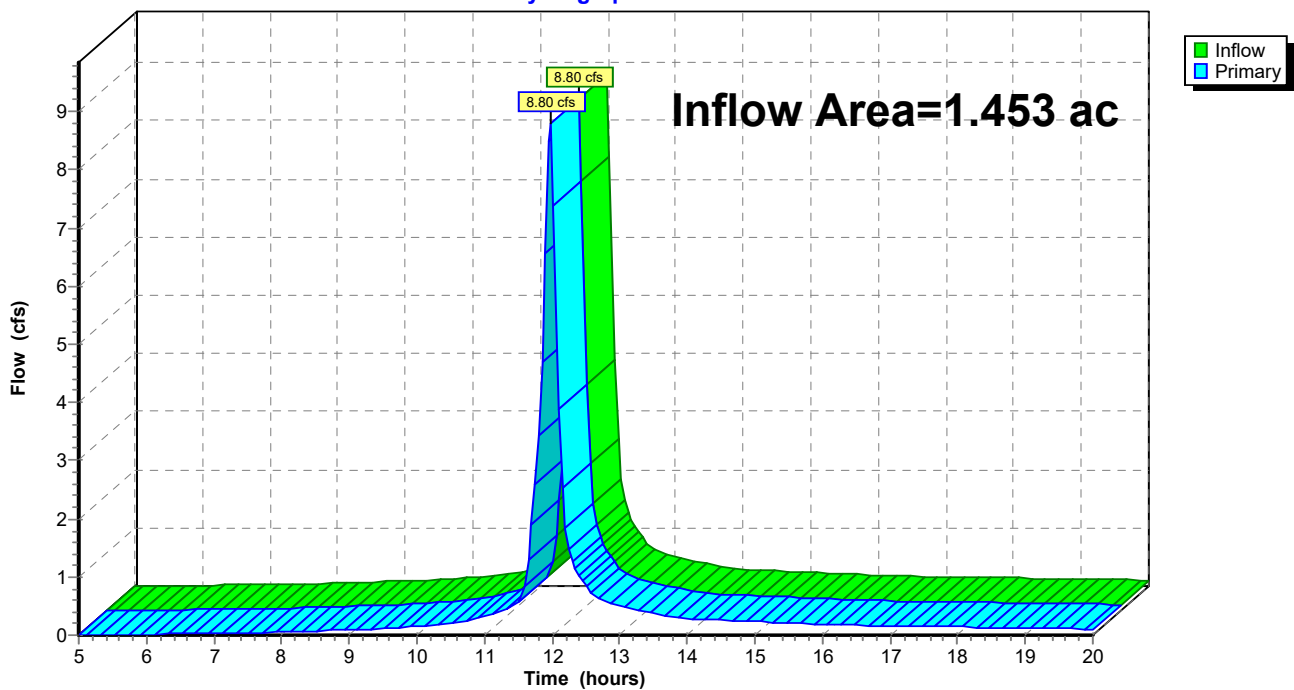
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.453 ac, 8.40% Impervious, Inflow Depth > 3.68" for 10-yr, 24-hr event  
Inflow = 8.80 cfs @ 11.98 hrs, Volume= 0.446 af  
Primary = 8.80 cfs @ 11.98 hrs, Volume= 0.446 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 7P: Outfall 2

Hydrograph



### Summary for Pond 8P: Detention Basin

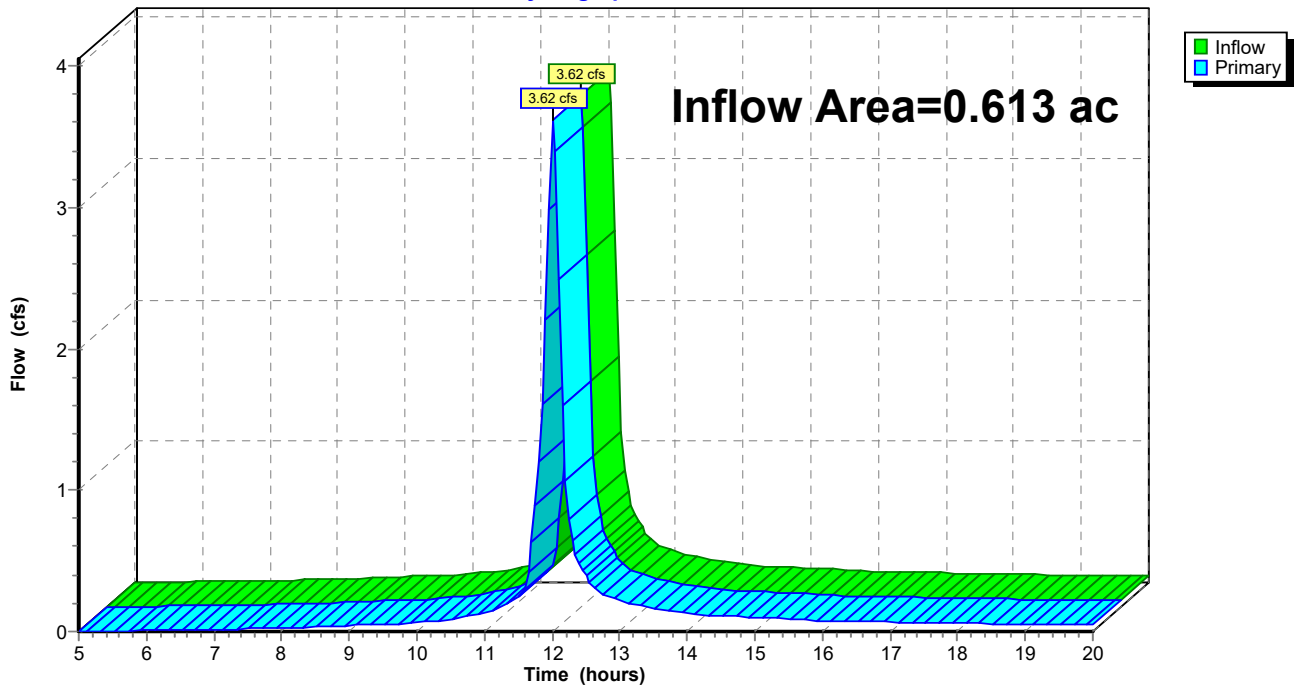
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 10.28% Impervious, Inflow Depth > 3.79" for 10-yr, 24-hr event  
Inflow = 3.62 cfs @ 12.01 hrs, Volume= 0.194 af  
Primary = 3.62 cfs @ 12.01 hrs, Volume= 0.194 af, Atten= 0%, Lag= 0.0 min  
Routed to Pond 7P : Outfall 2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 8P: Detention Basin

Hydrograph



**Summary for Subcatchment 5S: Post-1**

Runoff = 6.41 cfs @ 12.01 hrs, Volume= 0.357 af, Depth> 6.98"  
 Routed to Pond 8P : Detention Basin

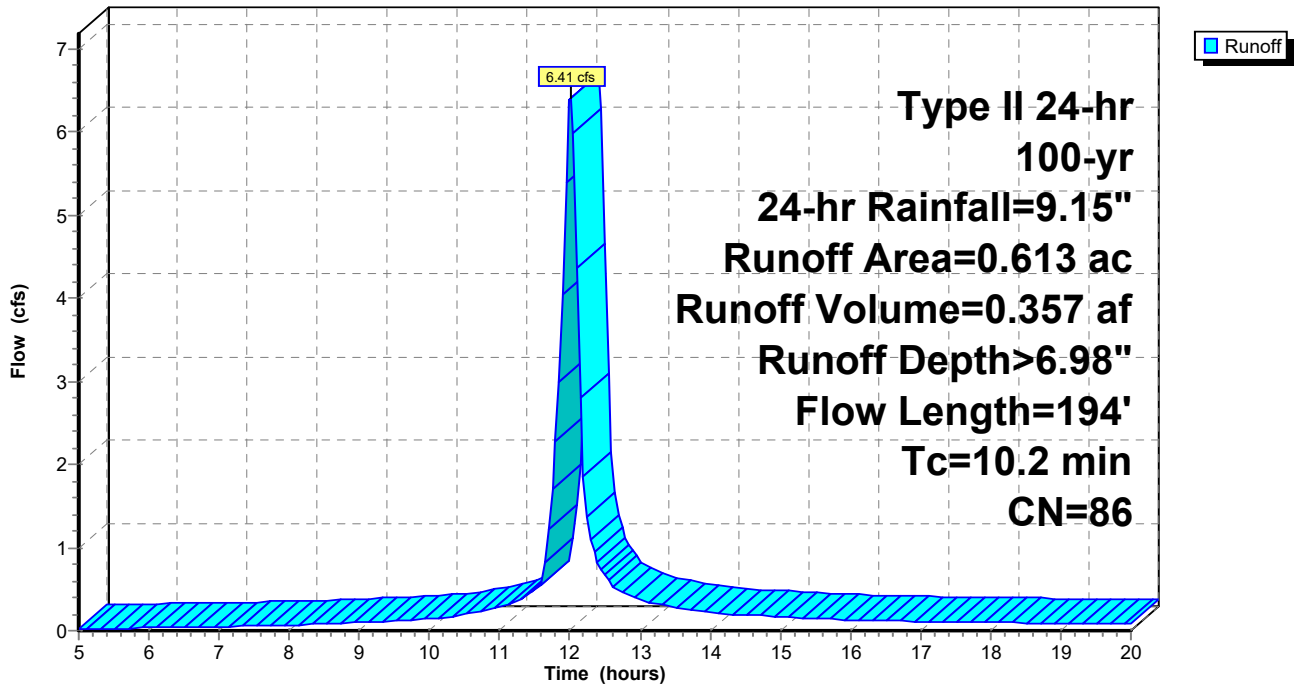
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
* 0.538	85	Aggregate
* 0.063	98	Impervious
0.012	74	>75% Grass cover, Good, HSG C
0.613	86	Weighted Average
0.550		89.72% Pervious Area
0.063		10.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	150	0.0160	0.25		<b>Sheet Flow,</b> n= 0.100 P2= 3.69"
0.2	44	0.0470	4.40		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
10.2	194	Total			

**Subcatchment 5S: Post-1**

Hydrograph



**Summary for Subcatchment 6S: Post-2**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 9.96 cfs @ 11.96 hrs, Volume= 0.473 af, Depth> 6.76"  
 Routed to Pond 7P : Outfall 2

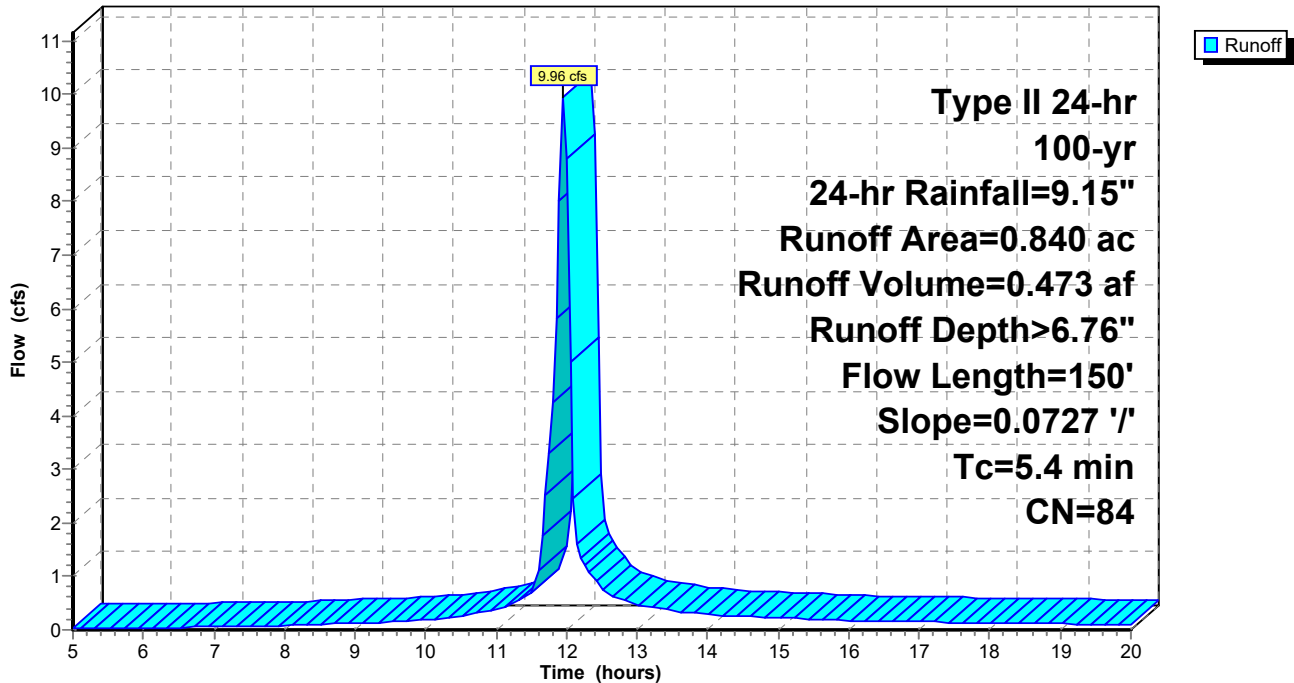
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
* 0.618	85	Aggregate
0.163	74	>75% Grass cover, Good, HSG C
* 0.059	98	Impervious
0.840	84	Weighted Average
0.781		92.98% Pervious Area
0.059		7.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		<b>Sheet Flow,</b> n= 0.100 P2= 3.69"

**Subcatchment 6S: Post-2**

Hydrograph



### Summary for Pond 7P: Outfall 2

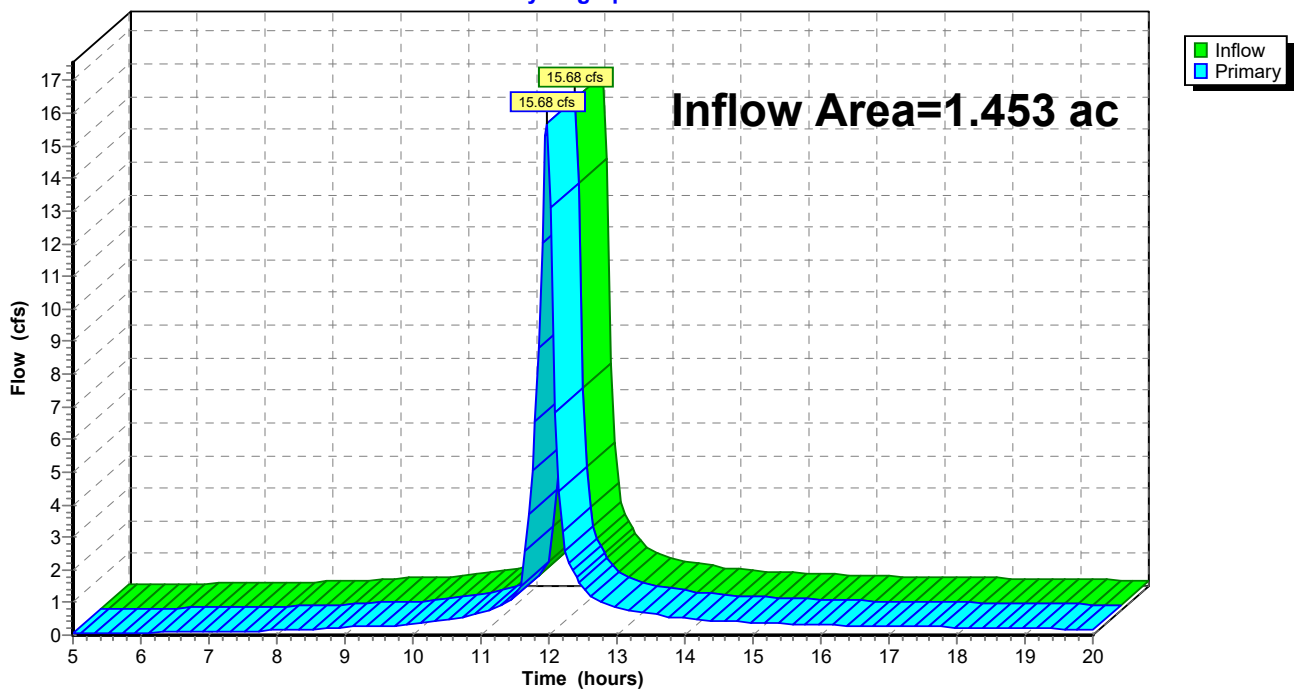
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.453 ac, 8.40% Impervious, Inflow Depth > 6.85" for 100-yr, 24-hr event  
Inflow = 15.68 cfs @ 11.97 hrs, Volume= 0.830 af  
Primary = 15.68 cfs @ 11.97 hrs, Volume= 0.830 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 7P: Outfall 2

Hydrograph



### Summary for Pond 8P: Detention Basin

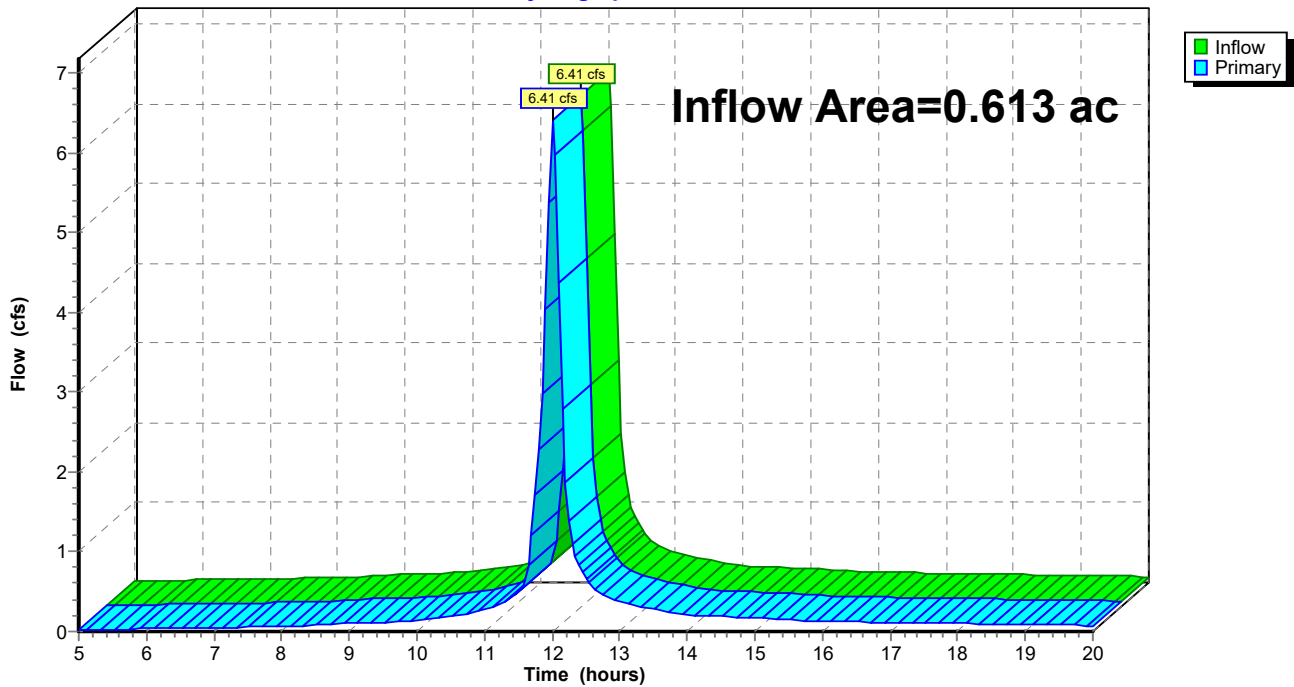
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 10.28% Impervious, Inflow Depth > 6.98" for 100-yr, 24-hr event  
Inflow = 6.41 cfs @ 12.01 hrs, Volume= 0.357 af  
Primary = 6.41 cfs @ 12.01 hrs, Volume= 0.357 af, Atten= 0%, Lag= 0.0 min  
Routed to Pond 7P : Outfall 2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Pond 8P: Detention Basin

Hydrograph





November 4, 2024

Shana Kelly, Planning & Zoning Coordinator  
Community Development Department  
Planning and Zoning Division  
10000 E 59th St, Raytown, MO 64133

**RE: Conditional Use Permit (CUP) Application  
Proposed Raytown Substation Expansion  
Raytown, Jackson County, Missouri**

Dear Ms. Kelly,

Below are Evergy's responses to comments provided to us on October 29, 2024 pertaining to Evergy's Conditional Use Permit (CUP) Application for the proposed Raytown Substation Expansion.

**COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS**

1. Please provide a letter addressing why a different site was not chosen. "For major utility infrastructure in a residential zone or within two hundred feet (200') of a residential zone, the applicant must address the City's preferred location with a detailed explanation justifying why a site of higher priority was not selected."

**Evergy's Response:** The site was selected for the substation expansion because it is directly adjacent to the existing substation and transmission infrastructure that has been present in the community for many decades, and it is located across the street from the Spire substation.

2. The proposed sidewalk easement will need to be dedicated to the City and recorded via separate instrument.

**Evergy's Response:** Acknowledged, Evergy anticipates working with the City on the sidewalk easement.

3. Approximately what year was the existing substation constructed?

**Evergy's Response:** The existing Raytown Substation adjacent to the south of the site was in service by the late 1970s.

4. Please clarify: Will the substation site typically have lights at night, or will they only turn on occasionally in specific circumstances? If there will be regular lighting, please provide a Photometric Plan.

**Evergy's Response:** The substation lighting will be switch-operated and will only be turned on during maintenance operations or emergency situations. Lighting will be directed inward towards the substation.

5. Elevations: Please provide elevations of all four sides of the project. We are specifically interested in the details of the screening wall with the landscaping.

**Evergy's Response:** Renderings of the proposed substation are attached.

**PUBLIC WORKS DEPARTMENT COMMENTS**

1. The proposed 5' sidewalks on Woodson Rd. and 59th Street look good. As well as the ADA ramp at the intersection. But the proposed sidewalk along Woodson Road is upon private property and will need to be within a public access easement.

**Evergy's Response:** Acknowledged, Evergy anticipates working with the City on the sidewalk easement.

2. Please provide a stormwater study for how the increased stormwater runoff will be handled/controlled on the new crushed rock surface site.

**Evergy's Response:** A Stormwater Study is currently under development and will be submitted to the City for review and approval prior to construction.

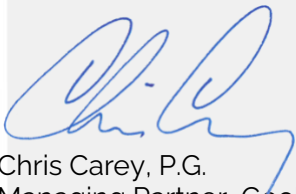
3. The plan page shows a note for a 233.77' x 150' gas easement, and to reference easement note #5. Has this been figured out with the Gas Utility?

**Evergy's Response:** Evergy continues to work with Spire related to its easement on the property and will ensure that this issue is resolved prior to construction.

If you have any questions or need additional information, please contact me at 785-393-4342 or [ccarey@ppbenv.com](mailto:ccarey@ppbenv.com).

Best regards,

**ppB enviro-solutions**



Chris Carey, P.G.  
Managing Partner, Geologist



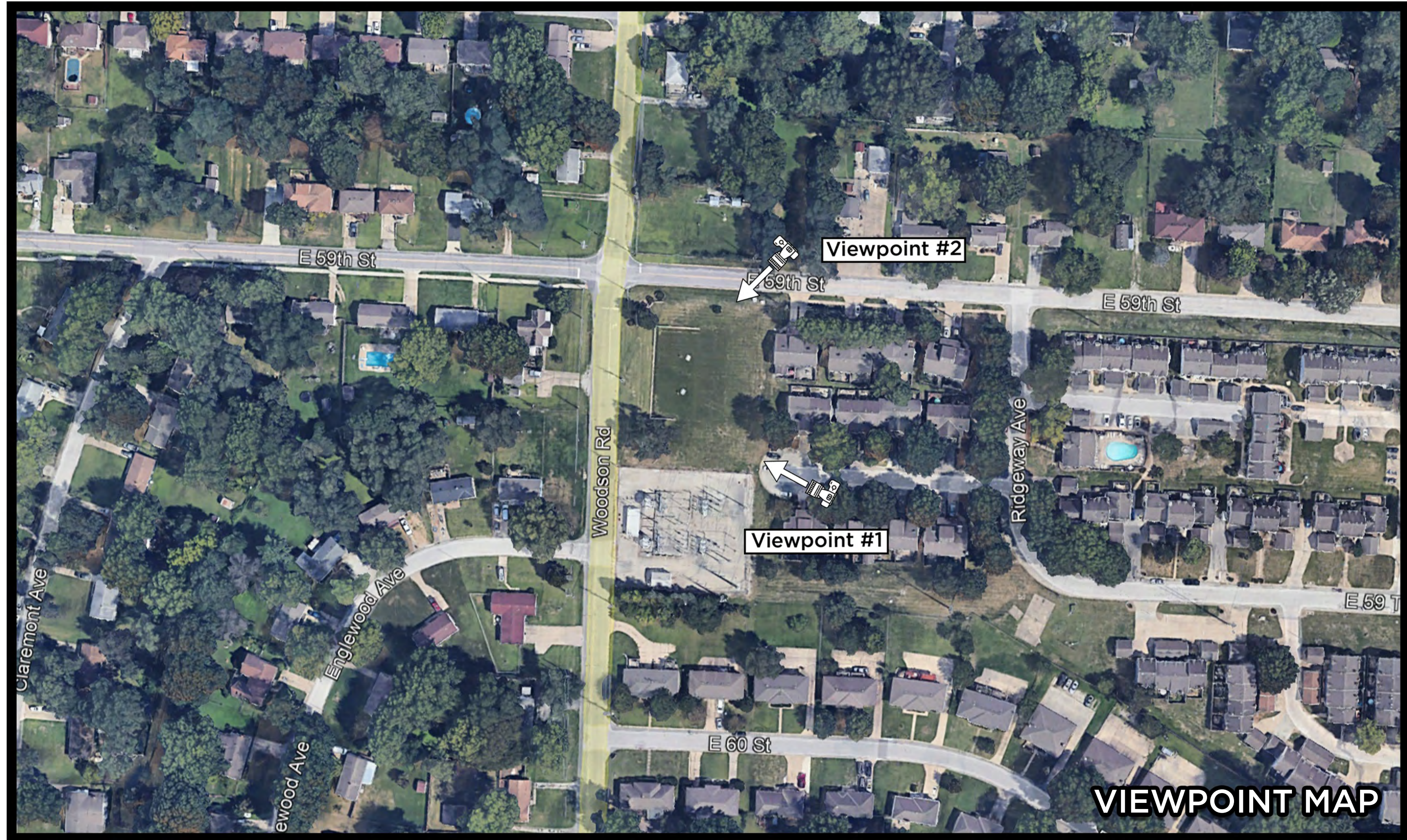
Daniel Newman, P.G.  
Partner, Geologist



**VIEWPOINT 1 - EXISTING**



**VIEWPOINT 1 - PROPOSED**



**VIEWPOINT MAP**



**VIEWPOINT 2 - EXISTING**



**VIEWPOINT 2 - PROPOSED**





October 21, 2024

«owner1»  
«address»  
«city», «state» «zip»

RE: Proposed Raytown Substation Expansion  
Raytown, Jackson County, Missouri

Dear Sir or Madam,

Evergy is proposing to expand the existing electrical substation located in the southeast corner of E 59<sup>th</sup> St and Woodson Rd in Raytown, Missouri. Evergy has submitted a Conditional Use Permit (CUP) application to the City of Raytown for this project (Case No: PZ-2024-09). "Major Utility" substations are allowed within R-1 Zoning District with the approval of a Conditional Use Permit. Please see the enclosed Frequently Asked Questions (FAQs) document, site plan, and aerial map. More information about this project can be found at [www.evergy.com/raytown](http://www.evergy.com/raytown).

You are receiving this letter because you own property that is within the vicinity of the proposed substation expansion. Evergy would like to invite you to a Neighborhood Meeting to discuss this project.

**Evergy's Raytown Substation – Neighborhood Meeting**  
**November 7, 2024 | 5:30pm to 7:00pm**  
**Raytown Mid-Continent Public Library**  
**6131 Raytown Road**

The below dates correspond to hearings that will address the substation expansion CUP application. **All hearings are open to the public and are located at the Board of Aldermen Meeting Chambers at Raytown City Hall, 10000 East 59th St, Raytown, Missouri 64113.** The full packet and agenda will be available for review on the City of Raytown website on November 26, 2024.

**Planning and Zoning Commission**  
December 5, 2024, at 7:00pm

**Board of Aldermen**  
January 7, 2025, at 7:00pm

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](mailto:shanak@raytown.mo.us).

If you 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.

You may direct any questions or concerns related to the proposed Raytown Substation Expansion to me at [Jessica.Keck@evergy.com](mailto:Jessica.Keck@evergy.com) or 785-379-4481.

Sincerely,

Jessica Keck  
Manager, Permitting and Civil Engineering



## **Proposed Raytown Substation Expansion**

Evergy is preparing to expand an existing substation near East 59th Street and Woodson Road intersection in Raytown, Missouri. The upgraded infrastructure will strengthen load capacity and electric reliability for you and your community, as well as strengthen the regional power grid, allowing us to serve homes and businesses well into the future.

### **Design**

The northern, eastern and western sides of the substation will be surrounded by a nine-foot-tall stonecast wall. The exiting chain link fence on the southern side will remain in place to preserve the existing tree line. The expanded portion of the substation will have security lighting that can be turned on and off automatically. Steel poles within the substation will be approximately 80 feet tall.

Steel poles are utilized for additional reliability and resiliency with the harsh weather conditions our communities can face.

### **Construction**

The substation construction is scheduled to begin in August 2025 and be completed in December 2026. Property restoration will begin after construction is complete. Duration of restoration is weather dependent, but properties will be restored to, near as reasonable, pre-construction condition. An Evergy project representative will communicate with you to discuss damage, if any, caused by construction.

### **Frequently Asked Questions**

#### **What will the substation look and sound like?**

The northern, eastern and western sides of the substation will be surrounded by a nine-foot-tall stonecast wall. The existing chain link fence on the southern side will remain in place to preserve the existing tree line. The expanded portion of the substation will also feature security lighting that will only be used during maintenance or emergency situations. Steel poles within the substation will be approximately 80 feet tall. Other substation equipment will be approximately 23 feet tall.

Today's transformers are significantly quieter than older ones. As with any sound, it dissipates with distance from the source.

#### **How will the substation be accessed?**

The existing access drive off Woodson Road will remain. A permanent access drive will be built from East 59th Street to the substation.

#### **Who will maintain the substation?**

Evergy will maintain the substation, including landscaping directly outside the stone wall. We will perform preventative maintenance at the substation once a month during normal business hours and will access the substation for equipment upgrades or unplanned maintenance as needed.

#### **How will I recognize authorized personnel at the substation?**

Evergy employees utilize personal protection equipment, including hard hats, safety vests and safety glasses, when working in or around substations. All Evergy employees carry company identification. Most employees performing maintenance will be in marked Evergy vehicles. If you notice suspicious activity at the substation, please contact local law enforcement immediately.

**What will be the impact on vegetation in the area?**

Some trees and vegetation will be trimmed or removed for the safe construction and operations of the expanded substation and transmission line. Most of the existing vegetation on the south side of the substation site will remain. Additional landscaping will also be planted around the site.

**How was the substation site chosen?**

The area chosen to expand the substation was selected because of its close proximity to an existing transmission line along East 59th Street and the existing substation on the adjoining property.

**How will property owners be impacted by construction?**

We will work with property owners affected by construction and discuss what to expect from our construction efforts and restoration practices.

**How will you communicate with property owners affected by the project?**

We are hosting a neighborhood meeting November 7th before construction begins. Property owners near the substation site received meeting information, but anyone may attend. Zach Roeschlein, Evergy's real estate project representative, will be available for the duration of the project to provide information, answer questions, or address property owners' concerns. He can be reached at (816) 652-1589 or zachary.roeschlein@evergy.com. Project information is available online at [www.evergy.com/raytown](http://www.evergy.com/raytown).

**Who will benefit from the project?**

This project will benefit residents and businesses in Raytown, Kansas City and beyond by strengthening the regional power grid and enhancing reliability. It also will provide tax revenue, construction jobs, local expenditures and will expand capabilities for future investment in area business and industry.

**Who is responsible for this project?**

Evergy will construct the substation expansion. The Southwest Power Pool (SPP) operates the transmission system in the region for the transmission lines.

**Who will build the substation and manage the construction?**

Evergy will design and construct the substation expansion using both Evergy resources and subcontractors depending on the task. Evergy will provide project management services and coordination during construction of the project.

**What environmental impacts will be considered with the siting of the project?**

Evergy believes the environment is an important factor when planning and designing substation projects. We work closely with appropriate organizations, including the Missouri Department of Natural Resources, Missouri State Historical Society, and the U.S. Fish and Wildlife Service from the beginning of projects to make sure any direct environmental impact is appropriately identified and addressed. We believe this kind of collaboration leads to developing projects that align with federal and state energy and environmental policy objectives. We adhere to all state and federal regulations to protect native plants, threatened or endangered species, wetlands and water and air quality.

**Regulatory and Government Participants****Missouri Public Service Commission (MPSC)**

The MPSC regulates and ensures Missourians receive safe and reliable utility services at just, reasonable and affordable rates.

**Southwest Power Pool (SPP)**

The SPP is a Regional Transmission Organization (RTO), mandated by the Federal Energy Regulatory Commission (FERC) to ensure reliable supplies of power, adequate transmission infrastructure and competitive wholesale prices of electricity. SPP operates subject to a tariff filed with and governed by FERC.

This tariff contains over 2,100 pages of rates, terms and conditions for providing transmission service to SPP's customers to move wholesale electric power within and across SPP's 17-state footprint.

**Federal Energy Regulatory Commission (FERC)**




FERC regulates the transmission and wholesale sales of electricity in interstate commerce and ensures the reliability of high-voltage interstate transmission systems.

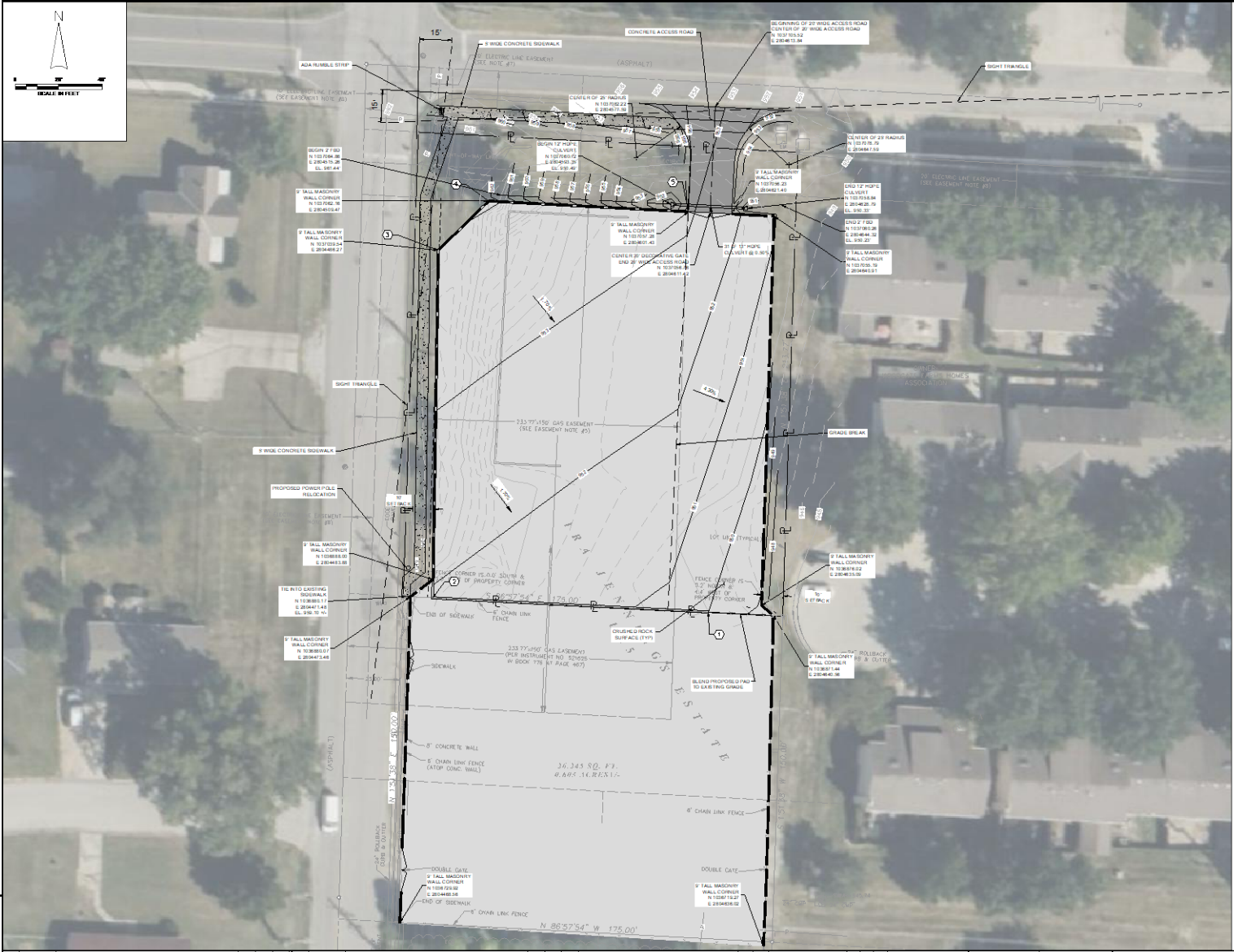
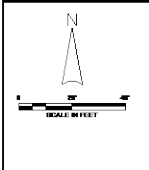
**Evergy, Inc. (Evergy)**

Evergy, Inc. (NYSE: EVRG) serves approximately 1.7 million customers in Kansas and Missouri. We generate nearly half the power we provide to homes and businesses with emission-free sources. We support our local communities where we live and work and strive to meet the needs of customers through energy savings and innovative solutions.



MARC/local jurisdictions. State of Missouri. Maxar. Microsoft. City of Lee's Summit. Esri. HERE. IPC

DESIGNED BY: CC		General Vicinity Map Raytown Substation Raytown, Missouri		Figure <b>1</b>	Neighborhood Meeting
DRAWN BY: KS					
CHECKED BY: TV					
APPROVED BY: CC					
DATE: MAY 2024					



- LEGEND:**
- 1. STRUCTURAL AND HISTORIC CORNER, BOUND OF REAL PROPERTY, LAND AND TOPOGRAPHIC INFORMATION OBTAINED FROM PUBLIC RECORDS.
  - 2. HISTORICAL DATA FROM LOCAL COMMUNITY HISTORY OF 1861, 1872 AND OTHER DATA AND INFORMATION FROM THE CITY OF RAYTOWN. ALL DATA SHALL BE MADE AT THE CLIENT'S RISK AND WITHOUT WARRANTY.
  - 3. THE PROJECT PARCEL IS LOCATED IN A SUBDIVISION PLANNED BY THE RAYTOWN SUBDIVISION COMMISSION.
  - 4. THIS PLAN IS A PRELIMINARY PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A STATEMENT OF FACTS.

- LEGEND:**
- PROPERTY LINE
  - PROPERTY CORNER
  - PROPOSED SUBSTITUTION DECORATIVE WALL
  - PROPOSED ROAD CUTTING LINE
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED ASPHALT
  - GRADE BREAK
  - OFF-BEAM ELECTRIC
  - UNDERGROUND ELECTRIC
  - OFF-BEAM GAS
  - UNDERGROUND GAS

**"RETA" RING "SALL" TABLE**

EXIST'G	NEW	EXIST'G	NEW	EXIST'G	NEW
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6

SITE DEVELOPMENT PLAN

	<p>EVERY RAYTOWN SUBSTATION (330) 15MW/30KV SUBSTATION SITE DEVELOPMENT PLAN</p>		<p>NO. SITE DEVELOPMENT PLANS NO. 1 OF 1</p>
--	--	--	--

CONFIDENTIAL NOTICE: THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION BELONGING TO EVERGY. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHOM IT IS BEING PROVIDED BY EVERGY. THE INFORMATION IS NOT TO BE DISCLOSED, COPIED, OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF EVERGY. EVERGY ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

The Daily Record Kansas City  
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 2667536, "Utility, Major" use, filed by Jessica Keck  
State of MO }  
County of Jackson County }

Before the undersigned Notary Public personally appeared Mitt Patel on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 11/13/2024 edition and ending with the 11/13/2024 edition for a total of 1 publications, and that the date of publications were as follows: 11/13/2024.

Publishers fee: \$11.60

By: Mitt Patel  
Mitt Patel

Sworn to me on this 14<sup>th</sup> day of  
November 2024

By: Brandon M. Crail  
Brandon M. Crail  
Notary Public, State of MO  
No. 20297982  
Qualified in St. Louis County  
My commission expires on  
March 5, 2028



## Notice of Public Hearings

Affected Property: No address assigned by the City  
Jackson County Parcel ID # 44-320-14-04-00-0-00-000

A public hearing to consider a Conditional Use Permit application for an "Utility, Major" use, filed by Jessica Keck, on behalf of the property owner, Evergy Missouri West, Inc., to be located on an R-1, Low-Density Residential District-zoned property identified by Jackson County Parcel ID #: 44-320-14-04-00-0-00-000 in Raytown, Missouri. No address has been assigned by the City. The applicant intends to expand the existing electrical substation that is located on the property adjacent to the south, Parcel ID #: 44-320-14-05-00-0-00-000.

A public hearing will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, December 5, 2024. The packet and agenda will be available for view on the City of Raytown website on Tuesday, November 26, 2024.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, January 7, 2025.

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

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

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

2667536 Jackson Nov. 13, 2024

# 185-Foot Buffer Map



KENNEY KRISTY L  
5832 WOODSON RD  
RAYTOWN, MO 64133

NEAL HARRY R & PETTIT ROBYN L  
5835 WOODSON RD  
RAYTOWN, MO 64133

VU HIEP H  
5836 WOODSON RD  
RAYTOWN, MO 64133

LACLEDE GAS COMPANY  
700 MARKET ST  
SAINT LOUIS, MO 63101

PACINI RALPH  
5900 WOODSON RD  
RAYTOWN, MO 64133

MCGINNIS HAROLD G  
11311 E 59TH  
RAYTOWN, MO 64133

FUQUA LAURENCE L  
11500 E 59TH ST  
RAYTOWN, MO 64133

WITKOWSKI VIRGINIA ( TERRILL)  
11609 E 59TH ST  
KANSAS CITY, MO 64133

MINNIEFIELD KLINE  
11611 E 59TH ST  
KANSAS CITY, MO 64133

WISELY TAYLOR R  
11613 E 59TH ST  
KANSAS CITY, MO 64133

ALEXANDER DANIELLE T  
11615 E 59TH ST  
KANSAS CITY, MO 64133

DUFF THEODORE A & AMY M  
11617 E 59TH ST  
KANSAS CITY, MO 64133

LEWIS JAMIE L  
11619 E 59TH ST  
KANSAS CITY, MO 64133

OCCUPANT  
11708 E 59TH ST  
KANSAS CITY, MO 64133

MARTIN UNDERGROUND LLC  
5401 RAYTOWN RD  
RAYTOWN, MO 64133

CARRERA-CASTILLO ELIAS & HILDA  
11710 E 59TH ST  
KANSAS CITY, MO 64133

BELL DOMONIQUE  
11608 E 59TH TER  
KANSAS CITY, MO 64133

BROWER AARON M  
11609 E 59TH TER  
KANSAS CITY, MO 64133

OCCUPANT  
11610 E 59TH TER  
KANSAS CITY, MO 64133

WYATT JANELLE  
11204 E 59TH TERR  
RAYTOWN, MO 64133

RORABAUGH GUY  
11611 E 59TH TER  
KANSAS CITY, MO 64133

PICKETT VIOLET L  
11612 E 59TH TER  
KANSAS CITY, MO 64133

BROWN ANGELIA M  
11613 E 59TH TER  
KANSAS CITY, MO 64133

KEMNER STACEY L  
11614 E 59TH TER  
KANSAS CITY, MO 64133

BULLOCK MONICA  
11615 E 59TH ST  
KANSAS CITY, MO 64133

LENZY TRACIE N  
11616 E 59TH TER  
KANSAS CITY, MO 64133

CRUISE FLORA J  
11617 E 59TH TER  
KANSAS CITY, MO 64133

WOODGATE FARMS HOMES ASSOC  
5939 RIDGEWAY ST  
KANSAS CITY, MO 64133

OCCUPANT  
11624 E 59TH TERR  
RAYTOWN, MO 64133

LAWSON SALLY J HUMMELGAARD  
PO BOX 16794  
RAYTOWN, MO 64133

OCCUPANT  
11600 E 60TH ST  
RAYTOWN, MO 64133

OCCUPANT  
11602 E 60TH ST  
RAYTOWN, MO 64133

BLUM NICOLE & ALEXANDER KIM  
11604 E 60TH ST  
RAYTOWN, MO 64133

OCCUPANT  
11606 E 60TH ST  
RAYTOWN, MO 64133

PETKOV PLAMEN P  
1200 FLORAL SPRINGS BLVD UNIT  
25309  
PORT ORANGE, FL 32129

OCCUPANT  
11608 E 60TH ST  
KANSAS CITY, MO 64133

OCCUPANT  
11610 E 60TH ST  
KANSAS CITY, MO 64133

EDGE RENTAL PROPERTIES LLC  
1120 SE WINDSTAR DR  
LEES SUMMIT, MO 64081

OCCUPANT  
11700 E 60TH ST  
KANSAS CITY, MO 64134

OCCUPANT  
11702 E 60TH ST  
KANSAS CITY, MO 64135

BARTON NONA J-TRUSTEE  
PO BOX 1665  
HAYS, KS 67601

OCCUPANT  
5903 ENGLEWOOD AVE  
RAYTOWN, MO 64133

TRINIDAD GARY A & PEGGY J  
5904 ENGLEWOOD  
KANSAS CITY, MO 64133

HEDRICK WILBUR  
5906 ENGLEWOOD AVE  
RAYTOWN, MO 64133



Name: *Janet Emerson*

Address:

Phone Number: *816 737-5050*

Email Address: *janet4raytown@gmail.com*

What feedback do you have about this project?

*It will definitely enhance the existing area*

What additional questions/concerns do you have about this project?

*None now*

Was the information provided at the open house helpful?

*Looking at the photo display and listening to the "experts".*

**Your feedback is important to us. Thank you for the opportunity to serve you.**

If you have additional questions or concerns, Jessica Keck, Mgr. Permitting and Civil Engineering, can be reached at 785-379-4481 or [jessica.keck@evergy.com](mailto:jessica.keck@evergy.com).

*So pleased that this is going to be done*

Name: Domonique Bell

Address: 11608 E 59th Terr

Phone Number:

Email Address: domoniqueb3@gmail.com

What feedback do you have about this project?

I don't like the idea of having the electrical field extended.  
I don't like the current one. I believe it will decrease  
the value of my property + the properties closer to me.

What additional questions/concerns do you have about this project?

Besides the property value, I am concerned about  
the EMF exposure

Was the information provided at the open house helpful?

Yes. It gave me more info to research and  
talk about at the next meeting.

**Your feedback is important to us. Thank you for the opportunity to serve you.**

If you have additional questions or concerns, Jessica Keck, Mgr. Permitting and Civil Engineering, can be reached at 785-379-4481 or [jessica.keck@evergy.com](mailto:jessica.keck@evergy.com).

Name: GINNA TERRILL

Address: 11609 E. 59TH ST.

Phone Number: 816 405-6370

Email Address: ginnaterrill@yahoo.com

What feedback do you have about this project?

Not in the least bit happy about this project, especially since it runs directly along side the depth of my home. Concerns about noise during construction of 1 1/2 yrs. + depreciation of my property.

What additional questions/concerns do you have about this project?

I felt I should have been contacted before now, regarding my property. I would like to at least have input into landscaping, if this project + when sis completed

Was the information provided at the open house helpful?

yes, the photos in particular. Your Evergy employees were very helpful + seemed understanding to my plight.

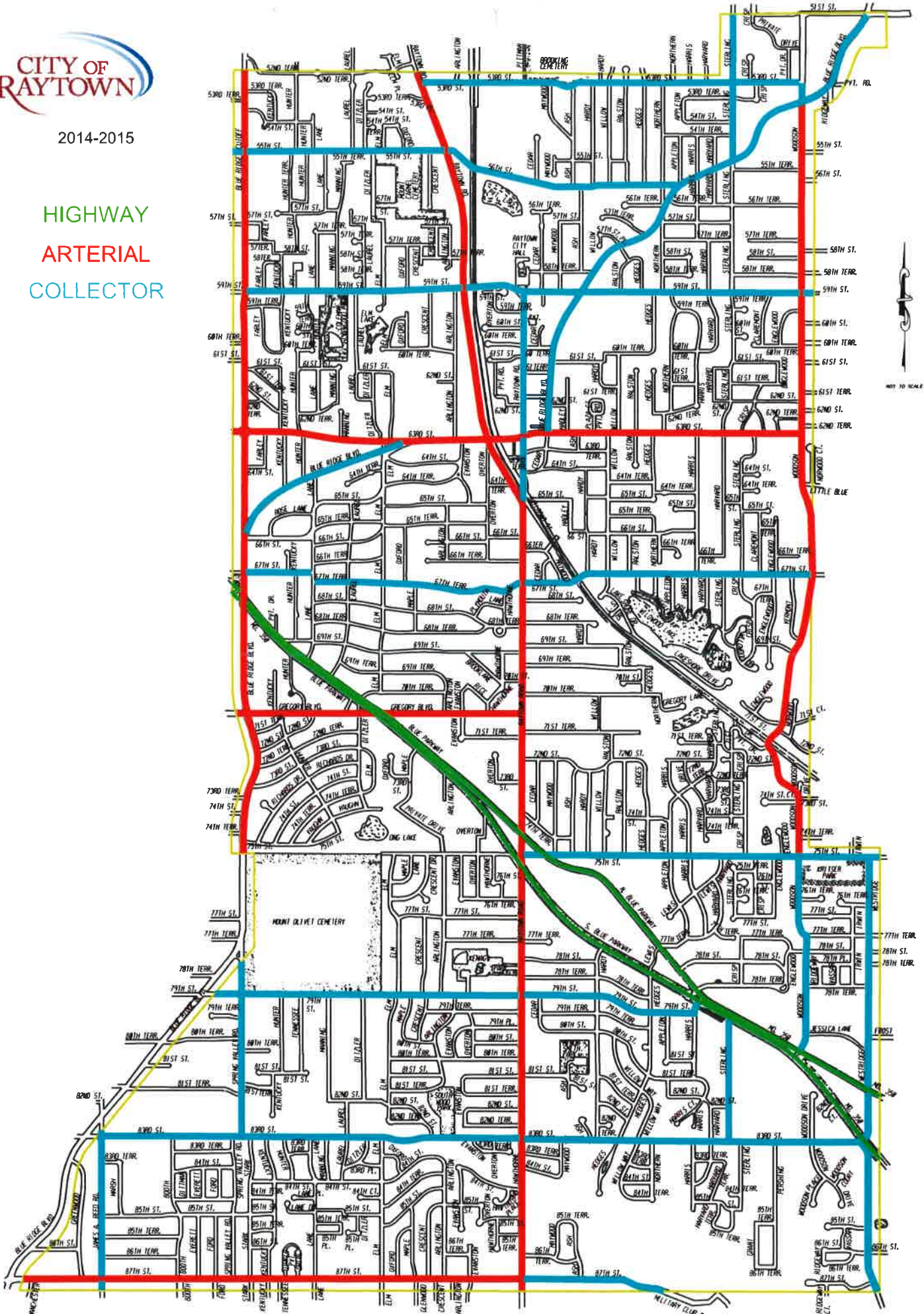
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2014-2015

HIGHWAY  
ARTERIAL  
COLLECTOR



**FIGURE 11**  
**Future Land Use Map**

