

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
December 4, 2025
7:00 pm

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

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

3. Approval of Minutes – November 6, 2025, 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-2025-07

Applicant: Elmaddin Humbatov

Reason: Requesting the approval of a Conditional Use Permit application for “*Vehicle Repair, Limited,*” for the property located at 5270 Blue Ridge Blvd.

- 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 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 Any Additional Relevant Exhibits into Record as Necessary

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

B. Case No.: PZ-2025-06

Applicant: William Kaine, Black Anvil Hub

Reason: Requesting the approval of a Rezoning application from *NC-TS, Neighborhood Commercial, Town Square Overlay District* to *NC-P-TS, Neighborhood Commercial, Planned District, Town Square Overlay District* for four (4) parcels addressed as 6220 and 6226 Raytown Road.

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 Relevant City Exhibits into the Record:
 - c. Staff Report
 - d. Application Supporting Documents and PowerPoint Presentation.
5. Introduction of Application and Power Point by Staff
6. Presentation of Application by Applicant
7. Enter Any Additional Relevant Exhibits into Record as Necessary
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Close the Public Hearing
12. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

7. Other Business:

1. Updates on goals of the the Comprehensive Plan.
2. Reminder of Holiday Reception for City of Raytown Volunteers on Thursday, December 11, 2025 from 6:00-7:30pm. Please RSVP no later than Friday, December 5, 2025.

8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, January 8, 2025, at 7:00 PM.

9. Adjourn

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

November 6, 2025
7:00 pm
Council Meeting Chambers

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 7:00 P.M.

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

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

3. **Approval of Minutes:** Minutes of August 7, 2025, Regular Meeting were approved 8-0 upon a motion by Ms. Stock and a second by Ms. Emerson.

VOTE: Motion passed 8-1-0.

4. **Public Discussion:** None.

5. **Old Business:** None.

6. **New Business:**

A. **Case No.: PZ-2025-03**

Applicant: Brian Critchfield – Better Places LLC.

Reason: Requesting the approval of a Rezoning application for 9808 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.

B. **Case No.: PZ-2025-04**

Applicant: Danae Meurer

Reason: Requesting the approval of a Rezoning application for 9800 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.

C. **Case No.: PZ-2025-05**

Applicant: Thomas Ballieu, II

Reason: Requesting the approval of a Rezoning application for 9704 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.

Due to the similar nature of the three rezoning applications, staff presented them at the same time.

1. Introduction of Applications by Chairman.

Chairman Meyers introduced the applications.

2. Explanation of any ex parte' communication from Commission members regarding the application.

Ms. Emerson reported ex parte' communication but stated that it would not affect her decision.

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

All persons expecting to speak on the application were sworn in.

4. Entering of all relevant exhibits into the public record.

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

5. *(The Planning Commission meeting was put on hold from 7:05pm to 7:11pm while a member of the community in distress was assisted.)*

6. Staff Presentation of Applications.

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

7. Presentation of Application by Applicant.

Mr. Brian Critchfield, of Better Places LLC., owner of 9808 E. 53rd Street, stood to give the background of the request for the approval of the Rezoning applications.

8. Commission questions for Applicant.

Mr. Myers asked if the properties were for sale or for rent. Mr. Critchfield responded that the intent was the sell the home for owner occupancy, however, due to the zoning issues, had to obtain a commercial loan and recently had a rental inspection. Mr. Thurman asked why only 3 of the homes on the street submitted rezoning application requests. Mr. Critchfield responded that they had attempted to contact the neighbors, but could not get additional neighbors to respond. Ms. Kelly added that she also reached out to the others on the block but did not get a response. As legally required, all property owners and residents within 185 feet of the subject properties received notices in the mail regarding the applications, and no one notified staff that they had any objections.

Mr. Frazier inquired if Mr. Critchfield would need to pursue a rezoning application for the back half of the property which lies within the City of Kansas City, Missouri. Mr. Critchfield

responded that, while he could do that, he does not see the need to do so, as he does not intend to develop the back half of the lot.

Mr. Thomas Ballieu II, owner of 9704 E. 53rd Street, stood to speak on behalf of his application. Mr. Ballieu explained that there was recently a water main break which could have caused damage to his home. It's important that the home be able to be rebuilt in the event of damage.

9. Commission questions for Staff.

Mr. Bruenger asked if changing the zoning changes the taxing done by Jackson County. Ms. Kelly explained that the county assesses taxes based on how the property is perceived as being used, not the city's zoning designations. Therefore, no, the rezoning would not change the county's tax rates.

Mr. Bruenger asked about the Future Land Use Map in the newly adopted Comprehensive Plan. Ms. Kelly stated that the Future Land Use Map designed these three properties to be used for industrial purposes, and that we should amend the Future Land Use Map in the near future.

Mr. Sneddon asked if the homes addressed as 9908 and 9912 E. 53rd Street are being used for residential purposes. Ms. Kelly responded that they are. Mr. Sneddon asked if the City initiates a city-wide rezoning, if these two properties would need to pay the application fee, citing concerns that it would not be fair to the three property owners who proactively pursued rezoning applications for them to have to pay the application fees while the others will not have to if the city initiates the rezonings. Ms. Kelly explained that she let the three applicants know about the future plans, however, they were not interested in waiting for such time that the city is ready to initiate a city-wide rezoning.

Mr. Thurman asked if the city would have any authority to rezone a property. Ms. Kolisch responded that yes, the city could do that, but any rezoning would need to come through the Planning Commission and the Board of Aldermen for approval.

Mr. Frazier stated requested that the applicants continue to let their neighbors know of the industrial zoning of their properties.

Mr. Myers asked if the Commission was ready to close the public comment. Mr. Thurman asked Mr. Critchfield if he had attempted to contact his neighbors in regards to the application. He stated that yes, he had.

10. Mr. Meyers closed the public hearing.

11. Commission Decision to Approve, Conditionally Approve or Deny the Applications.

PZ-2025-03 was voted for approval upon a motion by Mr. Myers and a second by Mr. Frazier.

VOTE: Motion passed 8-1-0.

PZ-2025-04 was voted for approval upon a motion by Ms. Stock and a second by Mr. Bruenger.

VOTE: Motion passed 8-1-0.

PZ-2025-05 was voted for approval upon a motion by Mr. Frazier and a second by Mr. Myers.

VOTE: Motion passed 8-1-0.

7. **Other Business:** None
8. **Set Future Meeting Date** – The next Regular Planning Commission Meeting is scheduled for Thursday, December 4, 2025, at 7:00 PM.
9. **Adjourn**

The meeting was adjourned at 7:47 PM.



Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Conditional Use Permit PZ-2025-07

Planning & Zoning Meeting Date: Dec. 4, 2025

Board of Aldermen Dates: January 6, 2026, and
 January 20, 2026



Applicant: Elmaddin Humbatov

Location: 5270 Blue Ridge Blvd.

Ward: 3

Property Owner: A2Z Total Car Care LLC

Project Summary: The applicant is requesting a Conditional Use Permit for the purpose of operating a “*Vehicle Repair, Limited*,” facility at 5270 Blue Ridge Blvd.

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

Background Information: 5270 Blue Ridge Blvd. was constructed in 1989 as a vehicle repair facility and has been used as such since that time. The facility is currently owned and operated by Jay Chaudhri, of A2Z Car Care. Mr. Chaudhri intends to retain ownership of the building and the applicant, Elmaddin Humbatov, will operate a new “*Vehicle Repair, Limited*” facility at this property.

According to the City of Raytown Land Use Table, vehicle repair facilities are not allowed to operate within the NC, Neighborhood Commercial, zoning district, even with the approval of a Conditional Use Permit.

Uses:	Zoning Districts							
	Residential Districts				Nonresidential Districts			
	R-1	R-2	R-3	MH	NC	HC	M	N
Vehicle Repair, General					NC	C	P	
Vehicle Repair, Limited					NC	C	P	



Previous Planning Staff interpreted “*Commercial and retail uses that are not permitted by district regulations,*” to mean that any land use can be allowed in any zoning district with the approval of a Conditional Use Permit. Thus, the current auto repair facility was granted the approval of a Conditional Use Permit to operate at this location. Conditional Use Permits are not transferable to other business owners.

Current Planning Staff interprets “*Commercial and retail uses that are not permitted by district regulations,*” to mean any land use that is not already specifically mentioned in the Municipal Code. Vehicle repair facilities are defined in the code, and their appropriate zoning districts are outlined. Current planning staff does not believe that vehicle repair facilities may be permitted in the NC, Neighborhood Commercial zoning district, however, since this discrepancy is no fault of the property owner/business owner, staff has agreed to recommend approval of a new vehicle repair facility at this location to a new business owner. Once the applicant or property owner no longer wishes to operate a vehicle repair facility at this location, the property must be used in a way that conforms to all code requirements.

Uses:	Zoning Districts							
	Residential Districts				Nonresidential Districts			
	R-1	R-2	R-3	MH	NC	HC	M	N
Commercial and retail uses that are not permitted by district regulations					C	C	C	C

Due to excessive code noncompliance with existing automotive repair facilities across the City of Raytown, Staff is recommending a two-year time limit on all automotive-related Conditional Use Permits. Please note that this does not reflect the current property owner/business owner but rather is reflective of ongoing issues we have had city-wide.

Zoning: NC, Neighborhood Commercial

Total Land Area: 0.8 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **November 14, 2025**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **November 8, 2025**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **November 17, 2025**. No one other than the property owner attended this meeting.



	Zoning:	Current Land Use:
North:	NC, Neighborhood Commercial	Commercial Business (McDonald's)
South:	NC, Neighborhood Commercial	Single-family home
East:	R-2, Medium-Density Residential	Single-family home
West:	NC, Neighborhood Commercial	Vehicle Repair facility

Street Classification: Blue Ridge Blvd. is classified as a Collector Street.

Vehicular and Pedestrian Access: The site is already developed. Vehicle and pedestrian access are provided via the street network and an ADA-compliant sidewalk along Blue Ridge Blvd.

Conditional Use Permit Factors to Be Considered:

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

The property is proposed to be used as a vehicle repair facility as it has always been. Therefore, there will be no change in the area.

2. The conservation of property values.

As mentioned above, if approved, the property will be used as a vehicle repair facility, as it has always been. Therefore, there will be no change in property values. The building has been constructed as a vehicle repair facility and cannot easily be used for another purpose. If the application is denied, the building may risk becoming vacant, which will have a negative effect on neighboring property values.

3. Protection against fire casualties.

The site has been constructed and designed to comply with the fire code.

4. Observation of general police regulations.

Approval of this application will not be in opposition to any police regulations.

5. Prevention of traffic congestion.

Any business will bring vehicular traffic to the area, however this business is not expected to generate more traffic than the street network has been designed to accommodate.

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



Staff recommends the condition of approval that all vehicles must be parked within striped and identified parking spaces.

7. Promotion of the safety of individuals and property.

If operated correctly, the proposed vehicle repair facility will be safe for individuals and property.

8. Provisions for adequate light and air.

The site is already developed and has adequate light and air.

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

The site will not be overcrowded, so long as there are no more vehicles in the lot than the striped and designated parking spaces allow. Vehicles may not be parked anywhere other than the designated parking spaces.

10. Provision for public utilities and schools.

Public utilities to serve the proposed business already exist. School availability does not affect the proposed business.

11. Invasion by inappropriate uses.

The proposed application is consistent with the way the property has been used for the past 36 years. Approval of the application is not an invasion of inappropriate use. As mentioned above, in the future, the property must be utilized in a way that conforms to all Municipal Code requirements.

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

The land use will not change. If approved, the property will be used as a vehicle repair facility, as it has been since 1989.

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

The Future Land Use Map of the newly adopted Comprehensive Plan, Raytown on the Rise, 2040, designates this property as "*Community Commercial*." The proposed use conforms to the commercial designation of the Future Land Use Map.

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



As stated above, the proposed use conforms with the Future Land Use Map adopted with the new Comprehensive Plan, which designates the property as “Community Commercial.” According to staff interpretation, the proposed use does not conform with present-day zoning requirements, which do not allow vehicle repair facilities in NC, Neighborhood Commercial Zoning Districts, however, due to discrepancies with interpretations of the code from previous staff, we recommend approval of the Conditional Use Permit to this applicant, Elmaddin Humbatov. Any subsequent vehicle repair business at this location, other than to Mr. Humbatov or the property owner, A2Z Car Care LLC., must be in conformance with current municipal codes.

PUBLIC WORKS:

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

ATTACHMENTS:

- Zoning Map
- Site Photos
- Original Certificate of Occupancy
- Neighborhood Letter
- 185-ft Buffer Map
- List of Addresses within 185 feet
- Affidavit of Publication
- Application
- Receipt of Paid Taxes
- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2025-07** subject to the following conditions:

1. The Conditional Use Permit is granted to Elmaddin Humbatov for two (2) years from the date of the signed ordinance. Conditional Use Permits are not transferable. After this



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

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

time, the business owner or property owner must apply for a new Conditional Use Permit application a minimum of two (2) months prior to the expiration of the previous one.

Renewal of the Conditional Use Permit is the responsibility of the applicant and property owner, not City Staff. After such time that Mr. Humbatov ceases to operate a vehicle repair facility at this location, and the property is no longer owned by A2Z Car Care, LLC., any future business must conform to all code requirements.

2. Auto sales as an accessory to this business is not permitted.
3. The existing six-foot privacy fence must remain in good condition or be replaced with another six-foot solid privacy fence to screen the property.
4. No junk, salvage, or totaled vehicles are permitted on the property.
5. Vehicles must be parked within the striped and designated parking stalls. Vehicles are not allowed to be parked or stored in spaces that are not clearly striped and designated parking spaces.
6. If the business will operate under a different name, an approved and permitted sign must be displayed within six (6) months of the approval of the business license. Sign permits are a separate process.
7. The business must comply with all applicable local, state and federal regulations, codes, ordinances, and laws.



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





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Site Photos (from Google):



CITY OF RAYTOWN
10000 E. 59th Street
Raytown, Missouri
64133 (816) 737-6000

BOOKMAN
PLAIN
9 POINT

FULL

CERTIFICATE OF USE & OCCUPANCY

CERTIFICATE NUMBER: 89047-1-CO

DATE ISSUED: 2/16/89

NAME OF BUILDING: GOODYEAR TIRE STORE

ADDRESS: 5270 BLUE RIDGE BLVD.

LEGAL DESCRIPTION: LOT 1, PENDLETON BLUE-
RIDGE PLAZA

NAME & ADDRESS OF OWNER

SMITH COMPANIES, INC.
5145 N.W. BEAVER
JOHNSTON, IOWA 50131

BUILDING PERMIT NUMBER: 86-109

USE GROUP: B-1

OCCUPANCY LOAD: 49

TYPE OF CONSTRUCTION: V-N

NUMBER OF STORIES: 1

BASEMENT? NO

ALLOWABLE INCREASES

No. Side Yards: for: %

Auto. Fire Extenquishers: %

Appeal limits:

TOTAL SQ.FT. =

PLAN NUMBER: 8614

APPLICABLE CODES & EDITIONS

Uniform Building Code '82
Uniform Plumbing Code '82
National Electrical Code '84
Uniform Mechanical Code '85
Uniform Fire Code '82

Board of Adjustment Case No:

Board of Appeals Case No: .

DISRIPTION OF THAT PORTION OF THE BUILDING FOR WHICH THIS CERTIFICATE IS
ISSUED:

TOTAL

OTHER SPECIAL CONDITIONS APPLICABLE TO THIS CERTIFICATE:

THE CUSTOMER SALES AREA AND THE TIRE STORAGE SPACES ARE CLASSIFIED GROUP
B-2, AND REQUIRED TO REMAIN SEPARATED PER CODE STANDARDS, FROM THE VEHICLE
SERVICE BAYS.

NOTICE

A COPY OF THIS CERTIFICATE IS REQUIRED TO BE POSTED IN A CONSPICUOUS PLACE
ON THE PREMISES AND SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL.

SECTION 307 (E), UNIFORM BUILDING CODE

BUILDING OFFICIAL OR AUTHORIZED REPRESENTATIVE FRED RUSSELL

November 4, 2025
Re: Case No: PZ-2025-07

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Conditional Use Permit application filed by Elmaddin Humbatov on behalf of the property owner requesting the approval of a Conditional Use Permit for "*Vehicle Repair, Limited*" for the property located at 5270 Blue Ridge Blvd. in Raytown, Missouri.

It is legally described as:

ALL THAT PART OF LOT 1, PENDLETON'S BLUE RIDGE PLACE, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 90° 00' 00" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 165.06 FEET; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH 90° 00'00" EAST, A DISTANCE OF 221.84 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLUE RIDGE BOULEVARD, AS NOW ESTABLISHED: THENCE SOUTH 14° 33"00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.13 FEET: THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 533.68 FEET AND TANGENT TO THE LAST DESCRIBED COURSES, AN ARC DISTANCE OF 114.56 FEET TO THE POINT OF BEGINNING.

5270 Blue Ridge Blvd has been used as a vehicle repair facility for many years under the approval of a Conditional Use Permit. The property owner will remain the same, but a new business owner requests to operate a vehicle repair facility at this location. Conditional Use Permits are not transferable; therefore, the perspective business owner must obtain a new Conditional Use Permit.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at **3:00pm on Monday, November 17, 2025**, to which you are invited to discuss the application directly with them. City Staff will not be present at this time. If you have any concerns or need more information about the application, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday December 4, 2025**. The full packet and agenda will be available for view on the City of Raytown website on **Wednesday, November 26, 2025**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, January 6, 2026**.

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

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

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

185-foot Buffer Map:



parcel_num	situs_addr	situs_city	situs_zip
33-920-03-27-00-0-00-000	5227 BLUE RIDGE BLVD	RAYTOWN	64133
33-920-03-12-00-0-00-000	5235 BLUE RIDGE BLVD	RAYTOWN	64133
33-920-04-43-00-0-00-000	5304 BLUE RIDGE BLVD	RAYTOWN	64133
33-920-03-16-00-0-00-000	5239 BLUE RIDGE BLVD	RAYTOWN	64133
33-920-03-30-00-0-00-000	5237 BLUE RIDGE BLVD	RAYTOWN	64133
33-920-04-41-00-0-00-000	5228 BLUE RIDGE BLVD	RAYTOWN	64133
33-920-04-38-00-0-00-000	5260 BLUE RIDGE BLVD	RAYTOWN	64133
33-920-04-39-00-0-00-000	5247 WOODSON RD	RAYTOWN	64133
33-920-09-01-00-0-00-000	5301 BLUE RIDGE BLVD	RAYTOWN	64133
33-920-14-06-00-0-00-000	5301 RIDGEWAY AVE	RAYTOWN	64133
33-920-14-07-00-0-00-000	5305 RIDGEWAY AVE	RAYTOWN	64133
33-920-04-21-00-0-00-000	5300 BLUE RIDGE BLVD	RAYTOWN	64133

owner_info

GAHM GARY B & ALTHA E
BRUSH DANIEL ROBERT
SCP 2006 C23 087 LLC
OCCUPANT
BRUSH MERLENE G
SIEMONS BRET & LORI
1340 E 9TH STREET REALTY CORP
OCCUPANT
MCDONALDS REAL ESTATE COMPANY OF COLUMBIA MARYLAND
CARWASH PLAZA LLC
BISKINIS SAVVA G & SHELLEY
HENSLEY TONEY B & KIMBERLY S
OCCUPANT
CORKUM JOHN MICHAEL & MARGARET
ONG CHONG JIN
OCCUPANT

address_co

5227 BLUE RIDGE BLVD RAYTOWN, MO 64133
5235 BLUE RIDGE BLVD RAYTOWN, MO 64133
P.O BOX 1610 COCKEYSVILLE HUNT VA, MD 21030
5304 BLUE RIDGE BLVD RAYTOWN MO 64133
5239 BLUE RIDGE BLVD RAYTOWN, MO 64133
5237 BLUE RIDGE BLVD RAYTOWN, MO 64133
184 NEW EGYPT RD LAKEWOOD, NJ 08701
5228 BLUE RIDGE BLVD RAYTOWN, MO 64133
110 N CARPENTER ST CHICAGO, IL 60607
5577 BLUE RIDGE BLVD RAYTOWN, MO 64133
5301 BLUE RIDGE BLVD KANSAS CITY, MO 64133
1729 NE DEBONAIR DR LEES SUMMIT, MO 64063
5301 RIDGEWAY AVE RAYTOWN, MO 64133
5305 RIDGEWAY AVE RAYTOWN, MO 64133
5231 BLUE RIDGE BLVD RAYTOWN, MO 64133
5300 BLUE RIDGE BLVD RAYTOWN, MO 64133



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

Office Use Only	Application Type(s):
Case #: UPRMT-000263-2025	Conditional Use Permit
Fee Paid: \$450.00	
PC Meeting Date: 12/4/25	
B of A Meeting Date: 1/6/26 & 1/20/26	
Newspaper Notice Date: 11/17/25	
Notice Letters Date: 11/10/25	

Project Info:	
Project Name:	
Project Address: 5270 Blue Ridge Blvd, Raytown, MO, 64133	
Existing Zoning:	Existing Land Use: Vehicle Repair, Limited
Proposed Zoning: NC	Proposed Land Use: Vehicle Repair, Limited
Total Acreage: 0.8 Acre	

Applicant:			
Name of Applicant: Elmaddin Humbatov		Company (If Applicable):	
Address:			
City:		State:	Zip:
Phone: 816-731-8994	Email: elm11odin@gmail.com		
Applicant Signature: X			



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Property Owner:	
Name of Owner: E	Company (If Applicable): A2Z TOTAL CAR CARE JAVAD CHAUDHRI
Address: 155 SOUTH 18TH ST	
City: K.C. KS	State: Zip: 66102
Phone:	Email: INFO@ALPHAPEIROCO.COM
Property Owner Signature: X Javad Chaudhri	

Please Give a Detailed Description of the Proposal Below:

Automotive Repair / GENERAL

- LIGHT MECHANICAL WORK
- OIL/LUBE
- STATE INSPECTIONS

OVERALL CONTINUED USE OF FACILITY AS IT WAS OPERATED AS GOODYEAR TIRE AND AUTOMOTIVE SERVICE FACILITY.



Community Development Department
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 10000 E 59th Street • Raytown, MO 64133
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Landscape Architect:			
Name:		Company:	
Address:			
City:		State:	Zip:
Phone:		Email:	
Attorney:			
Name:		Company:	
Address:			
City:		State:	Zip:
Phone:		Email:	
Other:			
Name:		Company:	
Address:			
City:		State:	Zip:
Phone:		Email:	

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

to continue automotive repair

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

it has been used as an automotive repair and we would like to continue

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

N/A



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

it is the same use

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

little noise

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

they will not be able to use this building as a auto repair shop.

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

existing

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

9. Additional comments:



Official Tax Payment Receipt

Receipt No.: 13862403 **Date and Time:** 12/05/2023 01:22 **Print Date:** 10/02/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance	Amount*	Description
33-920-04-36-01-0-00-000	2023	022	\$18,459.03		\$0.00	A/V Principal-Commercial
	2023	REPL	\$2,960.45		\$0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
A2Z TOTAL CAR CARE LLC	155 S 18TH ST ,KANSAS CITY ,KS66102	Electronic Check	\$21,419.48

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
33-920-04-36-01-0-00-000	A2Z TOTAL CAR CARE LLC	155 S 18TH ST, KANSAS CITY, KS 66102	03/21/2019	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
33-920-04-36-01-0-00-000	2023	BOARD OF DISABLED SERVICES	147.5074
	2023	CITY - RAYTOWN	781.2125
	2023	FIRE DISTRICT - RAYTOWN	2231.5649
	2023	JACKSON COUNTY	1053.9777
	2023	MENTAL HEALTH	196.3332
	2023	METRO JUNIOR COLLEGE	366.7084
	2023	MID-CONTINENT LIBRARY	599.7124
	2023	RAYTOWN SCHOOL C-II	13020.2087
	2023	REPLACEMENT TAX	2960.4500
	2023	STATE BLIND PENSION	61.8048

Motor Vehicles

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

Business Assets

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

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
33-920-04-36-01-0-00-000	PENDLETON'S BLUE RIDGE PLACE	1
	PT OF LOT 1 DAF: BEG SE COR SD LOT 1 TH W ALG S LI SD LOT	2
	165.06' TH N 170' TH E 221.84' TO PT ON WLY ROW LI BLUE	3
	RIDGE BLV TH SWLY ALG SD ROW LI 179.69' TO POB	4

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

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

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



Official Tax Payment Receipt

Receipt No.: 14466534 **Date and Time:** 12/09/2024 04:33 **Print Date:** 10/02/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance	Amount*	Description
33-920-04-36-01-0-00-000	2024	022	\$15,796.13		\$0.00	A/V Principal-Commercial
	2024	REPL	\$2,516.24		\$0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
A2Z TOTAL CAR CARE LLC	155 S 18TH ST ,KANSAS CITY ,KS66102	Certified Funds	\$21,545.15

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
33-920-04-36-01-0-00-000	A2Z TOTAL CAR CARE LLC	155 S 18TH ST, KANSAS CITY, KS 66102	03/21/2019	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
33-920-04-36-01-0-00-000	2024	BOARD OF DISABLED SERVICES	128.1761
	2024	CITY - RAYTOWN	683.7810
	2024	FIRE DISTRICT - RAYTOWN	1941.0276
	2024	JACKSON COUNTY	885.3257
	2024	MENTAL HEALTH	170.5513
	2024	METRO JUNIOR COLLEGE	316.2378
	2024	MID-CONTINENT LIBRARY	551.9277
	2024	RAYTOWN SCHOOL C-II	11066.5715
	2024	REPLACEMENT TAX	2516.2400
	2024	STATE BLIND PENSION	52.5312

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
------------	----------	------	------	-------	--------	------------	---------	-----------	-----------------	-----------------

No Motor Vehicle Assets Found

Business Assets			
Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			
Real Estate Legal Descriptions			
Parcel No.	Legal Line	Line No.	
33-920-04-36-01-0-00-000	PENDLETON'S BLUE RIDGE PLACE	1	
	PT OF LOT 1 DAF: BEG SE COR SD LOT 1 TH W ALG S LI SD LOT	2	
	165.06' TH N 170' TH E 221.84' TO PT ON WLY ROW LI BLUE	3	
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<p>*Interest, penalties and fees will be assessed on any unpaid balance amount. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.</p> <p>Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.</p> <p>Please verify with your financial institution that this payment has cleared.</p>			

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 Version 4.5.0.0



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
03/25/2019 03:55:03 PM
WD FEE: \$ 27.00 3 Pages

INSTRUMENT NUMBER:
2019E0020557

GENERAL WARRANTY DEED

THIS DEED, Made and entered into this 21 day of March, 2019, by and between Associated Properties, LC, a Utah limited liability company, Grantor, and A2Z Total Car Care, LLC, a Missouri limited liability company, Grantee, said grantee address: 155 S 18th Street, Kansas City, KS 66102

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency is hereby acknowledged by GRANTOR, does hereby GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM to the said Grantee, the following described real property (the Property) situated in the County of Jackson and the State of Missouri as described on Exhibit A, attached hereto and made a part thereof.

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

TO HAVE AND TO HOLD the Property aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE, and unto GRANTEE'S successors and assigns forever; GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the Property herein conveyed; that GRANTOR has good right to convey the same; that the Property is free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes and assessments, general and special, not now due and payable; and that GRANTOR will warrant and defend the title to the said property unto GRANTEE, and GRANTEE'S successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 21 day of MARCH, 2019.

Associated Properties, LC,
a Utah limited liability company

By: Lisa Mariel Wirthlin

Name: LISAMARIEL WIRTHLIN

Title: MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF Utah)
)
COUNTY OF Salt Lake

On this 21st day of March, 2019, before me, a Notary Public in and for said County and State, personally appeared Lisa Mariel Wirthlin to me known to be the person(s) who executed the foregoing instrument, who, being by me duly sworn, did say that he/she is a managing member of Associated Properties, LC, a Utah limited liability company that instrument was signed in behalf of said company by authority of its members and said person acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Myrleen Wright
Notary Public

Myrleen Wright Printed Name
My Commission Expires: November 17, 2019
(stamp)

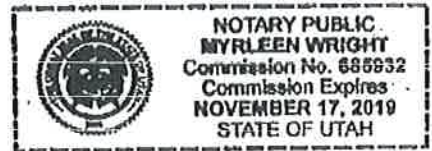


EXHIBIT A

ALL THAT PART OF LOT 1, PENDLETON'S BLUE RIDGE PLACE, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 90° 00' 00" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 165.06 FEET;
THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 221.84 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLUE RIDGE BOULEVARD, AS NOW ESTABLISHED; THENCE SOUTH 14° 33' 00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.13 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 533.68 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 114.56 FEET TO THE POINT OF BEGINNING.

RECEIPT (REC-035460-2025)
FOR CITY OF RAYTOWN

BILLING CONTACT

A2Z TOTAL CAR CARE LLC
5270 BLUE RIDGE BLVD
RAYTOWN, MO 64133



Payment Date: 10/17/2025

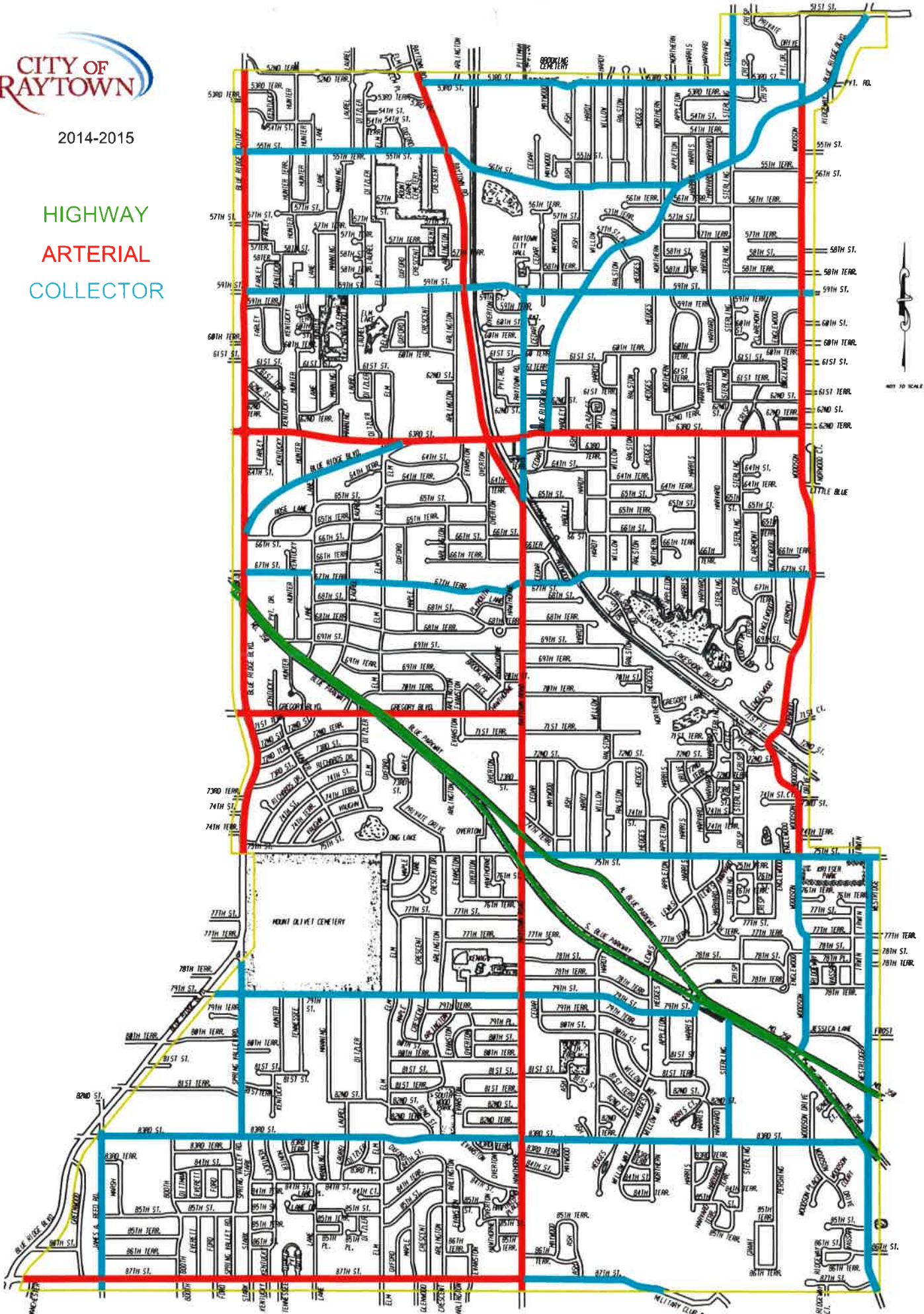
Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
UPRMT-000263-2025	Conditional Use Fee	Fee Payment	Credit Card	\$450.00
5270 BLUE RIDGE BLVD RAYTOWN, MO 64133			SUB TOTAL	\$450.00
			TOTAL	\$450.00





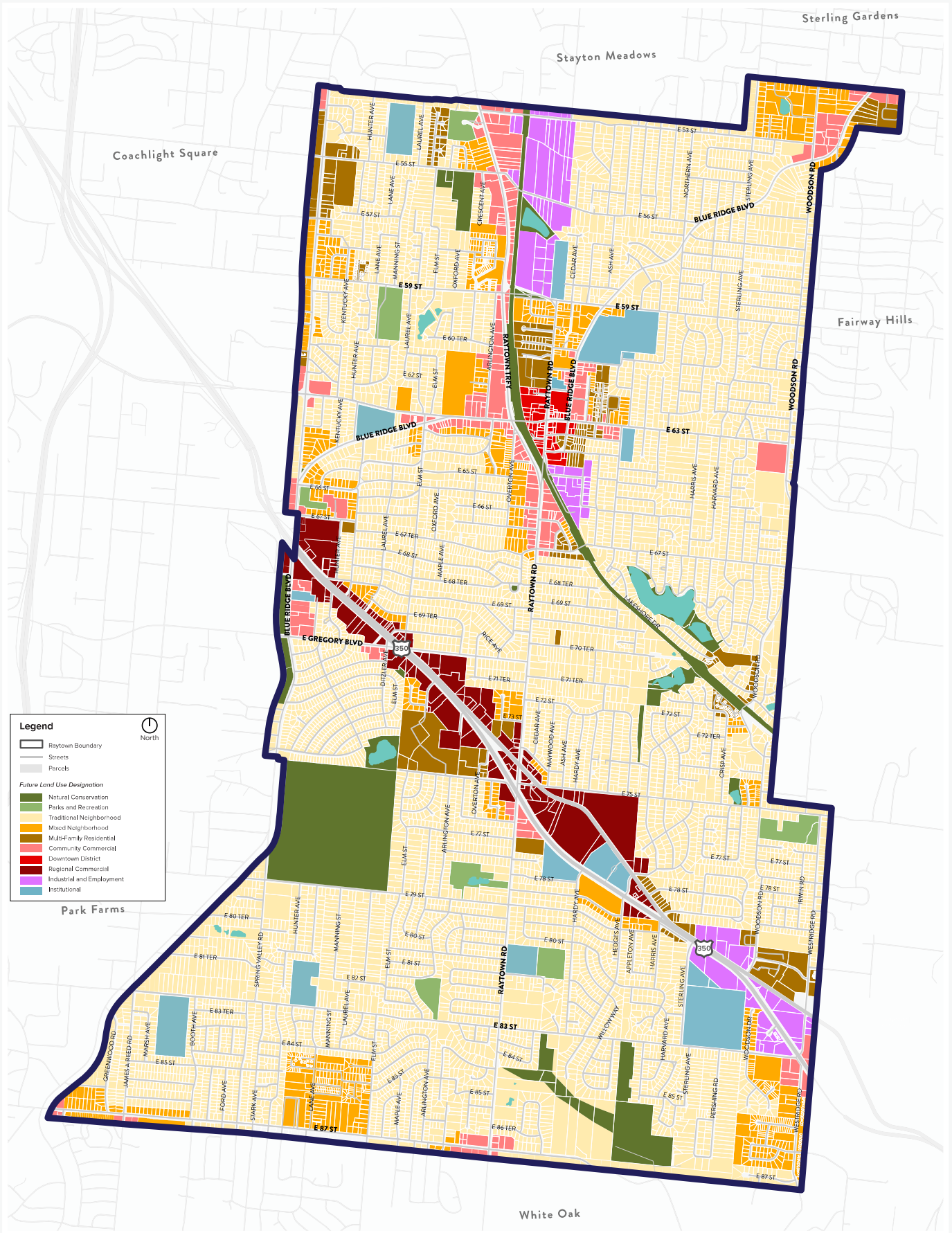
2014-2015

HIGHWAY
ARTERIAL
COLLECTOR



NOT TO SCALE

Figure 27: Future Land Use Map





Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Rezoning PZ-2025-06

Planning Commission Meeting Date: Dec. 4, 2025

Board of Aldermen Dates: Jan. 6, and Jan. 20, 2026



Applicant: William Kaine | Black Anvil Hub

Location: 6220-6226 Raytown Road

Ward: 1

Property Owner: T&T Real Property LLC

Project Summary: The applicant is requesting a Rezoning from *NC-TS, Neighborhood Commercial, Town Square Overlay District* to *NC-P-TS, Neighborhood Commercial, Planned Development, Town Square Overlay District* for the purpose of operating a café/coffee shop, community gathering space, and place for classic car repairs, including auto body painting.

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

Background Information: William Kaine of Black Anvil Hub intends to purchase the building located at 6220-6226 Raytown Road and renovate it for the purpose of operating a café/coffee shop, community gathering space, and place for classic car repairs, including auto body painting. The building was originally constructed as an auto dealership, (exact date of construction unknown). All proposed land uses are permitted by right in the current zoning district, with the exception of auto body painting. Therefore, the applicant seeks the approval of a rezoning to a Planned District to allow for the use of an auto body paint booth.

The subject properties are on four (4) separate, adjacent parcels. These properties will be consolidated into one. They're located within the downtown Raytown area which has recently undergone special studies through the updated Comprehensive Plan and the Urban Land Institute, Technical Assistance Panel (ULI-TAP) in order to determine how to create spaces that draw people into the area. The proposal of a community space, coffee/milkshake shop, and



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

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

space for people to modify classic cars accomplishes the goals of creating a community gathering space while paying tribute to the building’s automotive history. In addition, the name, Black Anvil Hub, pays tribute to Raytown’s history of Ray’s blacksmith shop.

Staff is requesting that no inoperable vehicles be left outside and that all vehicle repairs take place inside the building. If these conditions are upheld, staff believes this will be a welcome addition to the Raytown downtown and will help to draw people of all ages to the area.

We have received one letter of support from Neil Clevenger, which is included as an attachment to this report.

Total Land Area: 1.46 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **November 14, 2025**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **November 6, 2025**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **November 13, 2025**. Other than the applicants, no one attended the meeting.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	NC-TS, Neighborhood Commercial, Town Square Overlay District	Vacant Parking Lot
South:	NC-TS, Neighborhood Commercial, Town Square Overlay District	Commercial Business (Bank)
East:	NC-TS, Neighborhood Commercial, Town Square Overlay District	Vacant Land (The Greenspace)
West:	NC-TS, Neighborhood Commercial, Town Square Overlay District	Vacant Land

Street Classification: Raytown Rd. is classified as a Collector Street

Vehicular and Pedestrian Access: The site is already developed and vehicular, pedestrian, and bicycle access is available through existing street and sidewalk connections.

Rezoning Application Factors to Be Considered:



1. The Character of the Neighborhood:

The character of the neighborhood is commercial in nature. The subject properties are within the downtown area of Raytown which is home to several small businesses, and some vacant parcels.

2. Zoning and current uses of nearby properties:

Nearby properties are zoned NC-TS, Neighborhood Commercial, Town Square Overlay District. There are several small, locally owned businesses in the area, and vacant land.

3. Suitability of Zoning for current use:

The commercial building is currently being utilized as a carpet and flooring store. The building is for sale, and the current tenant is expected to relocate.

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

All proposed land uses are allowed by right within the current zoning district with the exception of autobody painting. Vehicle repair facilities have the potential to cause excess noise and clutter; however, the effects will be mitigated by requiring that all vehicle repairs take place inside the building and that no inoperable vehicle will remain outside. There are no residential homes in the immediate area.

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

The property is not vacant.

6. Consideration of public interest:

a. Public Health:

All vehicle repairs will take place according to all health and safety requirements. Therefore, there will be no negative impacts to public health.

b. Public Safety:

The proposed use will not affect public safety.

c. Public Welfare:

The proposed use will not negatively affect public welfare. It may help the public by creating a community gathering space for people of all ages and help to act as a catalyst for bringing more businesses to the downtown area.

7. Impacts on public services and utilities:



8. Conformance with the Comprehensive Plan:

The Future Land Use Map for the newly adopted Comprehensive Plan, Raytown on the Rise, 2040, designates this area as part of the Downtown District. The Comprehensive Plan describes the Downtown District as such:

“This district is a focal point for preserving and enhancing Raytown’s historic charm and emphasizes creating a vibrant, pedestrian friendly environment through placemaking initiatives, streetscape improvements, and a focus on both business retention and attraction. The district aims to attract a diverse mix of local businesses, restaurants, and boutique shops that reflect the community’s identity, fostering a unique sense of place that draws both residents and visitors.”

The proposed use fits well with this description, as it adds to the diversity of local business types, creates a community gathering space, and reflects the community’s identity and history. The proposed use will help to draw others from outside Raytown into the area.

PUBLIC WORKS:

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

ATTACHMENTS:

- Zoning Map
- Site Photos
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Address Label Spreadsheet
- Application
- Receipt of Paid Application Fee
- Receipt of Paid Taxes



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

- Letter of Neighborhood Support
- Street Classification Map
- Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **RZ-2025-06** for the subject parcels addressed as 6220-6226 Raytown Road from *NC-TS, Neighborhood Commercial, Town Square Overlay District* to *NC-P-TS, Neighborhood Commercial, Planned Development, Town Square Overlay District*, in a manner consistent with the general design concept provided by the applicant and contained in this staff report, and as modified by the recommended conditions listed below. These conditions are only required to be met pursuant to approval of this Rezoning application by the Board of Aldermen:

1. All four (4) parcels must be consolidated into one (1) within 6 months from the date of the signed ordinance approving the rezoning. This process is done through Jackson County.
2. Inoperable vehicles must be stored completely inside the building. No inoperable vehicles may be left outside.
3. Vehicle repairs must take place inside the building. No vehicle repairs may be conducted outside the building.
4. The business must obtain an approved, permitted sign within six (6) months after the issuance of a business license. Sign permits are a separate permit and process.



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

Zoning Map:





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

Site Photo:



November 4, 2025
Re: Case No: PZ-2025-06

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Rezoning application filed by William Kaine, of Black Anvil Customs on behalf of the property owner requesting the approval of a Rezoning from *NC-TS, Neighborhood Commercial, Town Square Overlay District* to *NC-P-TS, Neighborhood Commercial, Planned Development, Town Square Overlay District* for the properties located at 6220-6226 Raytown Road. These four (4) parcels cumulatively consist of 1.46 acres of land and are located within the City of Raytown, Missouri. They are identified by Jackson County Parcel ID#s:

- 45-210-10-17-00-0-00-000,
- 45-210-10-16-00-0-00-000,
- 45-210-10-33-01-0-00-000, and
- 45-210-10-18-00-0-00-000

The applicant proposes to operate a café/coffee shop, community gathering space, and place for classic car repairs, including auto body painting. All are permitted by right in the current zoning district, with the exception of auto body painting. For this reason, the applicant seeks the approval of a rezoning to a Planned District to allow for the use of an auto body paint booth.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at **4:00pm on Thursday, November 13, 2025**, to which you are invited to discuss the application directly with them. City Staff will not be present at this time. If you have any concerns or need more information about the application, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday December 4, 2025**. The full packet and agenda will be available for view on the City of Raytown website on **Wednesday, November 26, 2025**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, January 6, 2026**.

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

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

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

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 4111714, 6220-6226 Raytown Road,
Raytown, Missouri

State of MO

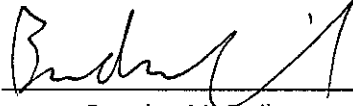
County of Jackson County

Before the undersigned Notary Public personally appeared David Blumenthal 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 11/14/2025 edition and ending with the 11/14/2025 edition for a total of 1 publications, and that the date of publications were as follows: 11/14/2025.

Publishers fee: \$77.72

By: 
David Blumenthal

Sworn to me on this 2nd day of
December 2025

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

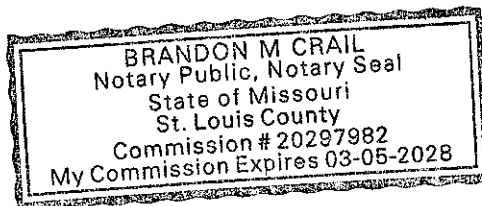
Notice of Public Hearings

Affected Property: 6220-6226
Raytown Road, Raytown, Missouri
Jackson County Parcel ID#s: 45-210-10-17-00-0-00-000, 45-210-10-16-00-0-00-000, 45-210-10-33-01-0-00-000, and 45-210-10-18-00-0-00-000

A public hearing to consider a Rezoning application from *NC-TS, Neighborhood Commercial, Town Square Overlay District to NC-P-TS, Neighborhood Commercial, Planned Development, Town Square Overlay District*, has been filed by William Kaine, Black Anvil Customs, on behalf of the property owner, for the property located at 6220-6226 Raytown Road in Raytown, Missouri. The applicant proposes to operate a café/coffee shop, community gathering space, and place for classic car repairs, including auto body painting. All are permitted by right in the current zoning district, with the exception of auto body painting. For this reason, the applicant seeks the approval of a rezoning to a Planned District to allow for the use of an auto body paint booth. The hearing will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, December 4, 2025. The packet and agenda will be available for view on the City of Raytown website on Wednesday, November 26, 2025.

The Raytown Board of Aldermen will also hold a public hearing to consider this Rezoning application, tentatively scheduled for 7:00pm on Tuesday, January 6, 2026.

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



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

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

4111714 Jackson Nov. 14, 2025

Parcel Number	parcel_num	situs_addr	situs_city	situs_zip
45240010200000000	45-240-01-02-00-0-00-000	9820 E 63RD ST	RAYTOWN	64133
45120091400000000	45-120-09-14-00-0-00-000	6235 RAYTOWN RD	RAYTOWN	64133
45120093400000000	45-120-09-34-00-0-00-000	6231 RAYTOWN RD	RAYTOWN	64133
45210101700000000	45-210-10-17-00-0-00-000	6220 RAYTOWN RD	RAYTOWN	64133
45120093100000000	45-120-09-31-00-0-00-000	10008 E 63RD ST	RAYTOWN	64133
45210101600000000	45-210-10-16-00-0-00-000	6226 RAYTOWN RD	RAYTOWN	64133
45210102200000000	45-210-10-22-00-0-00-000	9900 E 62ND ST	RAYTOWN	64133
45120091000000000	45-120-09-10-00-0-00-000	6223 RAYTOWN RD	RAYTOWN	64133
45210100700000000	45-210-10-07-00-0-00-000	6252 RAYTOWN RD	RAYTOWN	64133
45210102300000000	45-210-10-23-00-0-00-000	PRIVATE STREET	RAYTOWN	64133
45210100800000000	45-210-10-08-00-0-00-000	6252 RAYTOWN RD	RAYTOWN	64133
45210103000000000	45-210-10-30-00-0-00-000	6210 RAYTOWN RD	RAYTOWN	64133
45210103301000000	45-210-10-33-01-0-00-000	6252 RAYTOWN RD	RAYTOWN	64133
45210103302000000	45-210-10-33-02-0-00-000	6252 RAYTOWN RD	RAYTOWN	64133
45120093500000000	45-120-09-35-00-0-00-000	10004 E 63RD ST	RAYTOWN	64133
45120093201000000	45-120-09-32-01-0-00-000	10009 E 62ND ST	RAYTOWN	64133
45120092500000000	45-120-09-25-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	RAYTOWN	64133

owner_info

RAYTOWN WATER CO
RAYTOWN MAIN STREET ASSOCIATION INC
MURCH ALLEN LLC
OCCUPANT
T&T REAL PROPERTY LLC
JANSEN ANDREW & NICOLE
T&T REAL PROPERTY LLC
PAINTERS DISTRICT COUNCIL NO 3 BLDG CORP
RETAIL CENTERS LLC
RAYTOWN FED SAV & LOAN ASSN
AMBER GLENN OPCO LLC
CONSOLIDATED SCHOOL DIST NO 2
4 TRAILS REAL ESTATE ENTERPRISE LLC
T&T REAL PROPERTY LLC
UNITED MISSOURI BANK
FOX GARY D TRUSTEE
CITY OF RAYTOWN
RETAIL CENTERS LLC

address_co

10017 E 63RD ST STE 101 KANSAS CITY, MO 64133
6222 RAYTOWN TFWY #254 RAYTOWN, MO 64133
2827 CLARK AVE ST LOUIS, MO 63103
6231 RAYTOWN RD RAYTOWN, MO 64133
PO BOX 8 ROTHVILLE, MO 64676
10008 E 63RD ST RAYTOWN, MO 64133
PO BOX 8 ROTHVILLE, MO 64676
9900 E 62ND ST RAYTOWN, MO 64133
9508 E 63 RD ST RAYTOWN, MO 64133
1010 GRAND BLVD 4TH FLOOR KANSAS CITY, MO 64106
9805 E 61ST ST RAYTOWN, MO 64133
6608 RAYTOWN RD RAYTOWN, MO 64133
PO BOX 189 BLUE SPRINGS, MO 64013
PO BOX 8 ROTHVILLE, MO 64676
1010 GRAND BLVD 4TH FLOOR KANSAS CITY, MO 64106
10004 E 63RD ST RAYTOWN, MO 64133
10000 E 59TH ST RAYTOWN, MO 64133
9508 E 63 RD ST RAYTOWN, MO 64133



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

PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #: RZNE-000262-2025	Rezoning
Fee Paid: \$450.00	
PC Meeting Date: 12/4/25	
B of A Meeting Date: 1/6/25 and 1/20/25	
Newspaper Notice Date: 11/17/25	
Notice Letters Date: 11/10/25	

Project Info:	
Project Name: Black Anvil Hub	
Project Address: 6220-6226 Raytown Road	
Existing Zoning: NC/TS	Existing Land Use:
Proposed Zoning: Planned Zoning Overlay	Proposed Land Use: Existing
Total Acreage: 1.46	

Applicant:	
Name of Applicant: William Kaine	Company (If Applicable): Black Anvil Customs
Address: 7604 Harris Ave City: Raytown State: MO Zip: 64138	
Phone: 913-999-8456	Email: Raisingkaineautomotive@gmail.com
Applicant Signature: 	
X	



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

Property Owner:	
Name of Owner: T&T Real Property LLC	Company (If Applicable): T&T Real Property LLC
Address: [] City: [] State: [] Zip: []	
Phone: []	Email: []
Property Owner Signature: X <i>Tina D McKinney</i> <small>dotloop verified 10/15/25 7:42 AM CDT 8UZ9-MORM-RFSP-AIYK</small> <i>Travis Dietz</i> <small>dotloop verified 10/14/25 3:50 PM CDT VKTO-EGIN-R9NZ-069W</small>	

Please Give a Detailed Description of the Proposal Below:

We will need to install and operate a commercial paint booth within the building located at 6220-6226 Raytown Rd. The paint booth will be ETL UI certified to ensure safety and compliance within industry standards. It will be used exclusively for painting and restoration of classic automobiles.



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Additional Contact Information

Please provide additional contact information if applicable below:

Project Lead:			
Name:	William Kaine	Company:	Black Anvil Customs
Address:	7604 Harris Ave	City: Raytown	State: MO Zip: 64138
Phone:	913-999-8456	Email:	Raisingkaineautomotive@gmail.com
Developer:			
Name:		Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Engineer:			
Name:		Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Architect:			
Name:		Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Surveyor:			
Name:		Company:	
Address:		City:	State: Zip:
Phone:		Email:	



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

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

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

It will in no way affect the outside appearance of the property.

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

It provides a retail service.

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

N/A



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

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

It is consistent with the city's plan to migrate from industrial to commercial space that's welcoming and attractive to the surrounding community.

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

We do not see any negative affects on nearby parcels, but to the contrary it will attract businesses and patrons to the Town Square. This planned zoning overlay will not be visable to any neighboring parcel.

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

Being able to operate a paint booth is an integral part of the restoration process in which our business is built around. Not being approved for it would mean the business would not be financially viable and therefore would fail.

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

The property has adequate public facilities and utilities that we need to operate.

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

Economic Develepoment: The project supports local economic growth by creating a specialized automotive restoration business, attracting customers and related businesses to the area. Revitalization of Commercial Corridors: The proposed use is consistent with the charachter of surrounding commercial and light industrial areas, complementing existing businesses without creating a negative impact on the

9. Additional comments: neighborhood.



August 2025

Black Anvil Hub

6220-6226 RAYTOWN RD, RAYTOWN MO 64133

Classic Car Hub – Community Showroom & Café

* CLASSIC CAR SHOP & COMMUNITY SPACE PROPOSAL

Vision Statement

A Unique Community Destination



Black Anvil & Mac's Snacks

An innovative concept that combines a premier hot rod and restoration car shop with a nostalgic retro coffee and malt shop serving artisanal beverages and pastries.

This isn't a typical restoration shop or café—it's a destination where classic cars comes to live, culinary creativity, and local culture intersect, delivering both practical services and unforgettable experiences under one roof.

Current Site Overview

Transition Opportunity

Property address: 6220-6226 Raytown Rd

Size: 16,000 sf

Current Zoning: Industrial

Proposed Zoning: Mixed Use



Alignment with the City's Vision: Transition from Industrial Zoning

The City of Raytown has expressed a clear vision to gradually move away from traditional industrial zoning in certain areas, creating opportunities for innovative, mixed-use developments that serve the community while preserving economic activity. Black Anvil Restoration & Mac's Snacks exemplifies this forward-thinking approach. While honoring the city's industrial heritage through classic cars expert automotive services, the concept simultaneously introduces a retail component - a vibrant public-facing component—a nostalgic retro coffee and malt shop with artisanal offerings.

This dual-purpose setup:

- Maintains community-friendly format.
- Activates the space for broader public use, generating foot traffic and local engagement.
- Supports economic diversification by blending service, retail, and hospitality in a single destination.
- Honors the city's evolving vision by transforming a purely industrial site into a dynamic community hub

By combining a specialty automotive service with a social, culinary experience, the project bridges the gap between industrial functionality and community-oriented redevelopment, providing a model for sustainable, innovative use of the city's evolving zoning landscape.



Concept Overview

Multifaceted Community Destination

Classic Car Showroom:

A curated space to showcase rare and vintage vehicles with rotating displays, celebrating automotive craftsmanship and history while attracting car enthusiasts and visitors.

Community Café:

A nostalgic retro coffee and malt shop offering artisanal beverages and pastries, serving as a welcoming gathering place for locals, tourists, and car lovers alike.

Event Space:

Flexible areas designed for classic car meets, educational workshops, and weekend events, fostering engagement, learning, and social interaction within the community.

Retail Component:

A boutique offering branded merchandise, memorabilia, and small automotive art/collectibles, creating an additional revenue stream while enhancing the visitor experience.

Synergy and Impact:

Together, these components create a vibrant, multi-dimensional destination that preserves the industrial heritage of the space, supports local engagement, and drives economic activity—demonstrating a forward-thinking approach that aligns with the city's vision for evolving zoning and community-centered development.

A decorative graphic consisting of multiple thin, light gray lines that flow and curve across the page, creating a sense of movement and depth. The lines are most dense in the upper left and lower right areas, framing the central text.

Concept Overview

Renderings

**Finalizing details for presentation
at the city meeting**

Economic & Community Benefits



Driving Growth and Community

Job Creation

Generates local employment opportunities through café staff, event coordinators, and showroom operations, supporting workforce development and economic growth.

Increased City Revenues

Drives additional sales tax through café, retail, and event activity, and income tax revenue through new jobs created, providing a measurable financial benefit to the city alongside cultural and community enrichment.

Tourism & Visitors

Attracts car enthusiasts, families, and tourists, increasing foot traffic and benefiting nearby businesses and services.

Revitalization

Transforms an industrial space into a dynamic cultural destination, preserving heritage while fostering a vibrant community hub.

City Branding

Positions the city as a center for heritage, classic car culture, and community-focused events, enhancing its reputation as a forward-thinking and culturally rich destination.



Why This Fits City Goals

From Industrial Legacy to a Vibrant Cultural Hub

Supports Transition from Industrial Use

This project aligns with the city's long-term vision to move away from traditional industrial zoning, introducing innovative uses that maintain economic activity while responding to evolving urban needs.

Creates a Mixed-Use Cultural and Commercial Space

By combining automotive services, a retro café, event areas, and retail, the project transforms a single-purpose industrial property into a vibrant, multi-dimensional destination that serves multiple community needs simultaneously.

Encourages Walkability and Community Engagement

The design promotes public access, social interaction, and neighborhood activation, turning what was once an isolated industrial site into a lively gathering spot for locals and visitors alike.

Promotes Arts, Culture, and Tourism

Through curated vintage car displays, workshops, events, and a café experience rooted in nostalgia and craftsmanship, the project fosters cultural enrichment, attracts tourists, and supports local creative enterprises—shifting the focus from heavy industry to a more sustainable, community-centered economy.

Quality of Life & City Branding

Creative, safe, and engaging community spaces help improve perception of city of Raytown for investors and new businesses

Design & Aesthetic

Classic Cars, Coffee & Community

Modernized Industrial with Community-Friendly Design

The project maintains the authenticity and character of industrial architecture while incorporating modern finishes, open layouts, and welcoming design elements that make the space approachable for families, visitors, and the broader community.

Visual Experience & Renderings

Concept renderings or mood boards showcase:

- **Open Café Spaces:** Nostalgic retro coffee and malt shop with artisanal beverages and pastries, designed for comfort and social interaction.
- **Showroom with Cars:** Rotating displays of rare and vintage vehicles, highlighting craftsmanship and automotive history.
- **Event Setup:** Flexible spaces for workshops, community gatherings, and weekend events that encourage engagement and cultural programming.

Family-Friendly & Community-Oriented Environment

The design emphasizes low noise levels and limits heavy mechanical activity to behind-the-scenes areas, ensuring a safe, enjoyable environment for all visitors. By balancing operational functionality with public access, the space fosters a welcoming, inclusive atmosphere with attention to details while supporting the unique dual-purpose concept.

Vision Alignment

This design approach reinforces the city's goals of adaptive reuse, vibrant mixed-use spaces, and community engagement, turning a former industrial site into a cultural, social, and economic asset that benefits both residents and visitors.

Community Engagement Plan

Activating Spaces for Community, Creativity, and Connection.

Educational Partnerships

The project will collaborate with local schools, technical programs, and youth organizations to offer automotive history classes, hands-on workshops, and STEM-focused learning opportunities. Students can learn about classic cars, engineering principles, and craftsmanship, turning the space into an educational hub that complements the city's focus on lifelong learning and workforce development.

Charity & Philanthropic Events

By hosting charity car shows and benefit events, the project will give back to the community, supporting local causes and nonprofits while fostering civic pride. These events will strengthen community ties and attract visitors from across the region, creating a positive social and economic impact.

Free Weekend Events for Residents

The site will feature accessible, family-friendly weekend programming, including car showcases, community gatherings, and interactive activities that encourage local engagement. These initiatives transform the space into a living, breathing community hub, reinforcing its role as more than just a business, but as a cultural and social asset for the city.

Alignment with the City's Vision

Through education, philanthropy, and community programming, the project supports the city's broader goals of promoting arts, culture, tourism, and community-centered redevelopment, all while maintaining a connection to the area's industrial heritage.

Zoning Request & Proposal

Commercial/Mixed-Use with Cultural Component Request

We are seeking approval to rezone the property from industrial to commercial/mixed-use to support a unique, community-focused destination that combines a classic car showroom, a retro coffee and malt café, event spaces, and curated retail.

Emphasis on Non-Industrial Operations

The proposed use eliminates noise, fumes, and heavy mechanical operations, creating a safe, family-friendly, and community-oriented environment. While the space preserves its industrial heritage through design and curated automotive displays, all mechanical work is carefully limited to small-scale, specialty automotive services compatible with a public-facing setting.

Future-Proof Flexibility

Rezoning to commercial/mixed-use ensures the property can sustainably support:

- **Café Operations:** Artisanal beverages and pastries in a welcoming, social setting.
- **Showroom Displays:** Rotating exhibits of vintage and classic cars that attract enthusiasts and tourists.
- **Event Programming:** Workshops, community gatherings, charity car shows, and educational programs.
- **Retail Opportunities:** Branded merchandise, memorabilia, and automotive art/collectibles.

Vision Alignment

This rezoning supports the city's broader goals of adaptive reuse, economic diversification, cultural enrichment, and community engagement. By transitioning from traditional industrial use, the project transforms a single-purpose property into a dynamic, mixed-use cultural hub, enhancing local tourism, activating the streetscape, and positioning the city as a forward-thinking destination for heritage, culture, and innovation.



Thank you!

**Let's work together to turn this property
into a community landmark**

Contact Us:
(913-999-8456)

Reach out to us at:
RAISINGKAINEAUTOMOTIVE@GMAIL.COM

RECEIPT (REC-035439-2025)
FOR CITY OF RAYTOWN

BILLING CONTACT

BLACK ANVIL CUSTOMS
BILLY KAINE
7604 HARRIS AVE
RAYTOWN, MO 64138



Payment Date: 10/16/2025

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZNE-000262-2025	Rezone Fee	Fee Payment	Credit Card	\$450.00
6220 Raytown RD RAYTOWN, MO 64133			SUB TOTAL	\$450.00
			TOTAL	\$450.00



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI



12/20/2019 8:35 AM

FEE: \$27.00 3 PGS

INSTRUMENT NUMBER

2019E0105064

MISSOURI WARRANTY DEED

THIS INDENTURE, Made on the 6th day of ^{December} ~~September~~, 2019, by and between **GRANTORS:** TRAVIS DALE DIETZ and KERRI ANN DIETZ, husband and wife, of the County of Jackson, State of Missouri, and TINA DEANNE MCKINNEY and KYLE JOSEPH MCKINNEY, husband and wife, of the County of Johnson, State of Missouri, (mailing address of first-named Grantor is 1701 N. Rust Rd., Grain Valley, MO 64029), and **GRANTEE:** T&T REAL PROPERTY, LLC, a Missouri limited liability company, of the County of Jackson, State of Missouri (mailing address of said Grantee is 506 NW AA Highway, Kingsville, MO 64061).

WITNESSETH: THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars to them paid by said GRANTEE (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said GRANTEE the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson, and State of Missouri, to-wit:

X
All that part of Lot 5, SCHOOL HEIGHTS, a recorded subdivision in Raytown, Jackson County, Missouri and that part of the Northeast 1/4 of Section 5, Township 48 North, Range 32 West in Raytown, Jackson County, Missouri, more particularly described as follows:

Beginning at the Southeast corner of said 1/4 Section; thence assumed due North on the East line of said 1/4 section, a distance of 100.71 feet; thence North 88 degrees 51 minutes 37 seconds West along a line 100.71 feet North of and parallel to the South line of said Northeast 1/4 of Section 5, a distance of 37.06 feet to a point on the West right-of-way line of Raytown Road, said point also being the true point of beginning of the tract of land to be herein described; thence continuing along said parallel line North 88 degrees 51 minutes 37 seconds West, a distance of 143.28 feet, thence due North, a distance of 20.75 feet; thence North 89 degrees 55 minutes 50 seconds West, a distance of 137.24 feet to a point 21.62 feet West of the East line of said lot 5, said point being the Northwest corner of the tract deeded to Raytown Federal Savings and Loan Association by instrument filed in Book 1-772, Page 16, as Document No. I-293363; Thence due South, a distance of 56.90 feet (deed - 57.30 feet) to the Northwest corner of Lot 4, of said School Heights; thence North 88 degrees 51 minutes 37 seconds West along the South line of said Lot 5, a distance of 50.00 feet to the Southwest corner of said Lot 5; thence due North along the West

line of said Lot 5 and the prolongation of said West lot line, a distance of 239.94 feet; thence South 88 degrees 51 minutes 37 seconds East along a line 301.94 feet North of and parallel to the South line of said Northeast 1/4 of Section 5, a distance of 337.62 feet to a point on the West right-of-way line of Raytown Road; thence due South along said West right-of-way line, a distance of 125.54 feet; thence South 05 degrees 20 minutes 21 seconds West along said right-of-way line, a distance of 75.88 feet to the true point of beginning, subject to any and all restrictions, reservations and easements of record.

Commonly known as 6220 and 6226 Raytown Road, Raytown, Missouri.

RECITALS: DANIEL J. DIETZ died on August 5, 2002 a resident of Jackson County, Missouri. At the time of his death, he was married to BONNIE W. DIETZ who thereafter died on May 28, 2019 a resident of Jackson County, Missouri. At the time of her death, said BONNIE W. DIETZ was single and unmarried. ✓

Prior to their deaths, DANIEL W. DIETZ and BONNIE J. DIETZ executed a Beneficiary Deed dated January 28, 2002 and recorded March 14, 2002 with the Recorder of Deeds of Jackson County, Missouri as Document 2002I 0019917 (1-3) naming TRAVIS DAVE DIETZ and TINA DEANNE MCKINNEY, joint tenants with right of survivorship, as beneficiaries. Through scrivener's error, TRAVIS DAVE DIETZ's correct name on said deed should have been TRAVIS DALE DIETZ. ✓


KERRI ANN DIETZ and KYLE JOSEPH MCKINNEY are executing this deed in their spousal capacity and to convey their marital interests, if any, to GRANTEES.

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said GRANTEE and unto its successors or assigns forever; the said GRANTORS hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTORS have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that GRANTORS will warrant and defend the title to the said premises unto the said GRANTEE and unto its successors or assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said GRANTORS have set their hands and seals the day and year above written.



TRAVIS DALE DIETZ, GRANTOR



KERRI ANN DIETZ, GRANTOR


TINA DEANNE MCKINNEY, GRANTOR



KYLE JOSEPH MCKINNEY, GRANTOR

MISSOURI ACKNOWLEDGMENT - HUSBAND AND WIFE

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On this 6th day of ~~September~~ ^{December} 2019, before me, a Notary Public in and for said state, personally appeared TRAVIS DALE DIETZ and KERRI ANN DIETZ, husband and wife, known to me to be the persons who executed the within Warranty Deed and acknowledged to me that they executed ~~the same for the purposes therein stated~~ and as their free act and deed.

SARAH GERDTS
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 18303355
My Commission Expires Sep 8, 2023


NOTARY PUBLIC


MY COMMISSION EXPIRES:
Sep. 8, 2023

MISSOURI ACKNOWLEDGMENT - HUSBAND AND WIFE

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On this 6th day of ~~September~~ ^{December} 2019, before me, a Notary Public in and for said state, personally appeared TINA DEANNE MCKINNEY and KYLE JOSEPH MCKINNEY, husband and wife, known to me to be the persons who executed the within Warranty Deed and acknowledged to me that they executed the same for the purposes therein stated and as their free act and deed.

SARAH GERDTS
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 18303355
My Commission Expires Sep 8, 2023


NOTARY PUBLIC

MY COMMISSION EXPIRES:
Sep. 8, 2023

AFTER RECORDING RETURN TO: Mark L. Willens, Attorney at Law, 11625 W. 118th St., Overland Park, KS 66210. Phone: 816-654-6698. Email: mlw@mlwllaw.com.



Property Account Summary

Parcel ID: 45-210-10-17-00-0-00-000 **Property Address:** 6220 RAYTOWN RD , RAYTOWN, MO 64133

General Information

Property Description: SEC-05 TWP-48 RNG-32BEG 270' N OF SE COR OF NE 1/4 TH W 190' TH S 75' TH E190'TH N 75' TO BEG (EX PT IN RD)

Property Category: Land and Improvements

Status: Active, Locally Assessed

Tax Code Area: 022

Remarks: From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676
Owner	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Market Value Total	276200	276200	221000	221000	220100
Taxable Value Total	88384	88384	70720	70720	70432
Assessed Value Total	88384	88384	70720	70720	70432

Motor Vehicle Account Asset Inventory

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

Active Exemptions

No Exemptions Found ✓

Tax Balance

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

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	\$64.70
CITY - RAYTOWN	\$345.14
FIRE DISTRICT - RAYTOWN	\$979.74
JACKSON COUNTY	\$446.87
MENTAL HEALTH	\$86.09
METRO JUNIOR COLLEGE	\$159.62
MID-CONTINENT LIBRARY	\$278.59
RAYTOWN SCHOOL C-II	\$5,585.87
STATE BLIND PENSION	\$26.52
REPLACEMENT TAX	\$1,270.08

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/12/2024 00:00:00	<u>14491055</u>	\$9,243.20	\$9,243.20	\$9,243.20	\$0.00
12/08/2023 00:00:00	<u>13893353</u>	\$9,189.29	\$9,189.29	\$9,189.29	\$0.00
12/13/2022 00:00:00	<u>13367413</u>	\$7,668.60	\$7,668.60	\$7,668.60	\$0.00
12/20/2021 00:00:00	<u>12850006</u>	\$7,691.72	\$7,691.72	\$7,691.72	\$0.00
01/05/2021 10:33:00	<u>12393594</u>	\$7,724.49	\$7,724.49	\$7,724.49	\$0.00
12/26/2019 00:00:00	<u>11744073</u>	\$7,688.50	\$11,946.69	\$11,946.69	\$0.00
12/31/2018 14:52:00	<u>11232509</u>	\$7,647.30	\$36,264.13	\$36,264.13	\$0.00
12/19/2017 09:51:00	<u>10549249</u>	\$7,458.47	\$7,458.47	\$7,458.47	\$0.00
12/21/2016 09:38:00	<u>10005829</u>	\$6,881.94	\$6,881.94	\$6,881.94	\$0.00
12/17/2015 09:06:00	<u>9426203</u>	\$6,897.28	\$6,897.28	\$6,897.28	\$0.00
12/12/2014 16:49:00	<u>8843008</u>	\$5,371.77	\$5,371.77	\$5,371.77	\$0.00
12/13/2013 15:06:00	<u>8274739</u>	\$5,374.90	\$5,374.90	\$5,374.90	\$0.00
03/22/2013 16:33:00	<u>7975219</u>	\$12,918.39	\$12,918.39	\$12,918.39	\$0.00
01/03/2012 00:00:00	<u>7331992</u>	\$7,685.03	\$7,685.03	\$7,685.03	\$0.00
01/08/2011 07:42:00	<u>6802447</u>	\$7,586.71	\$7,586.71	\$7,586.72	\$0.00
01/05/2009 00:00:00	<u>5687611</u>	\$5,515.25	\$5,515.25	\$5,515.25	\$0.00
12/31/2007 11:22:00	<u>5089306</u>	\$5,002.07	\$13,143.23	\$13,143.23	\$0.00



Official Tax Payment Receipt

Receipt No.: 14491055 | Date and Time: 12/12/2024 12:00 | Print Date: 09/08/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance	Amount*	Description
45-210-10-17-00-00-00-000	2024	022	\$7,973.12		\$0.00	A/V Principal-Commercial
	2024	REPL	\$1,270.08		\$0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
PREFERRED BANK	PO BOX 8 ,ROTHVILLE ,MO64676	Personal Check	\$9,243.20

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
45-210-10-17-00-00-00-000	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676	01/15/2020	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
45-210-10-17-00-00-00-000	2024	BOARD OF DISABLED SERVICES	64.6971
	2024	CITY - RAYTOWN	345.1395
	2024	FIRE DISTRICT - RAYTOWN	979.7366
	2024	JACKSON COUNTY	446.8695
	2024	MENTAL HEALTH	86.0860
	2024	METRO JUNIOR COLLEGE	159.6215
	2024	MID-CONTINENT LIBRARY	278.5863
	2024	RAYTOWN SCHOOL C-II	5585.8684
	2024	REPLACEMENT TAX	1270.0800
	2024	STATE BLIND PENSION	26.5152

Motor Vehicles

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

Business Assets

Parcel No. **Tax Year** **Category** **Purchase Year**

No Business Assets Found

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
45-210-10-17-00-0-00-000	SEC-05 TWP-48 RNG-32	1
	: BEG 270' N OF SE COR OF NE 1/4 TH W 190' TH S 75' TH E190'	2
	TH N 75' TO BEG (EX PT IN RD)	3

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

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

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



45-210-10-16-00-0-00-000

on contract.

Property Account Summary

Parcel ID: 45-210-10-16-00-0-00-000 **Property Address:** 6226 RAYTOWN RD , RAYTOWN, MO 64133

General Information

Property Description: RNG-32 TWP-48 SEC-5PT OF TH SE NE DAF: BEG 110' N O TH SE COR OF THSE NE TH N 105' TH W 163' TH S 15' TH W 90' TH S 70' TH E 115' TH S 20' TH E 150' TO POB (EX PT IN RAYTOWN RD ROW)

Property Category: Land and Improvements

Status: Active, Host Other Property, Locally Assessed

Tax Code Area: 022

Remarks: From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676
Owner	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Market Value Total	272600	272600	218000	218000	207500
Taxable Value Total	87232	87232	69760	69760	66400
Assessed Value Total	87232	87232	69760	69760	66400

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
-----------	------	-------	--------	------------	---------	--------------	-----------------	-----------------

No Vehicle Account Assets Found

Active Exemptions

No Exemptions Found 2

Tax Balance

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

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	\$63.85
CITY - RAYTOWN	\$340.64
FIRE DISTRICT - RAYTOWN	\$966.97
JACKSON COUNTY	\$441.04
MENTAL HEALTH	\$84.96
METRO JUNIOR COLLEGE	\$157.54
MID-CONTINENT LIBRARY	\$274.96
RAYTOWN SCHOOL C-II	\$5,513.06
STATE BLIND PENSION	\$26.17
REPLACEMENT TAX	\$1,253.52

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/12/2024 00:00:00	<u>14491054</u>	\$9,122.72	\$9,122.72	\$9,122.72	\$0.00
12/08/2023 00:00:00	<u>13893354</u>	\$9,069.51	\$9,069.51	\$9,069.51	\$0.00
12/13/2022 00:00:00	<u>13367414</u>	\$7,564.49	\$7,564.49	\$7,564.49	\$0.00
12/20/2021 00:00:00	<u>12850007</u>	\$7,587.31	\$7,587.31	\$7,587.31	\$0.00
01/05/2021 10:32:00	<u>12393589</u>	\$7,282.29	\$7,282.29	\$7,282.29	\$0.00
12/26/2019 00:00:00	<u>11744074</u>	\$7,248.36	\$8,335.61	\$8,335.61	\$0.00
12/31/2018 14:52:00	<u>11232509</u>	\$7,209.51	\$36,264.13	\$36,264.13	\$0.00
12/19/2017 09:51:00	<u>10549255</u>	\$7,031.50	\$7,031.50	\$7,031.50	\$0.00
12/21/2016 09:40:00	<u>10005843</u>	\$6,221.34	\$6,221.34	\$6,221.34	\$0.00
12/17/2015 09:06:00	<u>9426202</u>	\$6,235.21	\$6,235.21	\$6,235.21	\$0.00
12/12/2014 16:49:00	<u>8843010</u>	\$6,280.67	\$6,280.67	\$6,280.67	\$0.00
12/13/2013 15:06:00	<u>8274736</u>	\$6,284.33	\$6,284.33	\$6,284.33	\$0.00
03/22/2013 16:32:00	<u>7975217</u>	\$26,065.14	\$26,065.14	\$26,065.14	\$0.00
01/03/2012 00:00:00	<u>7331959</u>	\$10,203.62	\$10,203.62	\$10,203.62	\$0.00
01/05/2009 00:00:00	<u>5687609</u>	\$6,435.89	\$6,435.89	\$6,435.89	\$0.00
12/31/2007 11:22:00	<u>5089306</u>	\$5,837.04	\$13,143.23	\$13,143.23	\$0.00
12/29/2006 16:37:00	<u>4520474</u>	\$5,308.13	\$13,408.33	\$13,408.33	\$0.00

12/30/2005 10:55:00	<u>3979270</u>	\$5,026.64	\$5,026.64	\$5,026.64	\$0.00
12/28/2004 11:52:00	<u>3422927</u>	\$4,303.55	\$4,303.55	\$4,303.55	\$0.00
01/05/2004 11:14:00	<u>2948425</u>	\$4,303.50	\$4,303.50	\$4,303.50	\$0.00
01/03/2003 14:44:00	<u>2419572</u>	\$4,284.16	\$4,284.16	\$4,284.16	\$0.00
12/28/2001 10:24:00	<u>1736770</u>	\$4,280.99	\$4,280.99	\$4,280.99	\$0.00
01/16/2001 12:00:00	<u>1354620</u>	\$3,945.94	\$3,945.94	\$3,945.94	\$0.00
04/05/2000 13:45:00	<u>970101</u>	\$3,949.95	\$3,949.95	\$3,949.95	\$0.00
12/31/1998 12:00:00	<u>157333</u>	\$3,423.68	\$3,423.68	\$3,423.68	\$0.00

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Property Account Summary

Parcel ID: 45-210-10-18-00-0-00-000 **Property Address:** NO ADDRESS ASSIGNED BY CITY , RAYTOWN, MO 64133

General Information

Property Description: SEC-05 TWP-48 RNG-32PT SE 1/4 NE 1/4 DAF: BEG 301.94' N & 30' W OF SE COR NE 1/4TH S ALG W ROW LI RAYTOWN RD 16.04' TH W 163' MOL TH S 90'MOL TH W 174.6' TH N 109.94' TH E 337.62' TO POB

Property Category: Land and Improvements

Status: Active, Locally Assessed

Tax Code Area: 022

Remarks: From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676
Owner	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Market Value Total	95000	95000	76000	76000	75423
Taxable Value Total	30400	30400	24320	24320	24135
Assessed Value Total	30400	30400	24320	24320	24136

Motor Vehicle Account Asset Inventory

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

Active Exemptions

No Exemptions Found ✓

Tax Balance

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

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	\$22.25
CITY - RAYTOWN	\$118.71
FIRE DISTRICT - RAYTOWN	\$336.98
JACKSON COUNTY	\$153.70
MENTAL HEALTH	\$29.61
METRO JUNIOR COLLEGE	\$54.90
MID-CONTINENT LIBRARY	\$95.82
RAYTOWN SCHOOL C-II	\$1,921.28
STATE BLIND PENSION	\$9.12
REPLACEMENT TAX	\$436.85

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/12/2024 00:00:00	<u>14491056</u>	\$3,179.23	\$3,179.23	\$3,179.23	\$0.00
12/08/2023 00:00:00	<u>13893352</u>	\$3,160.69	\$3,160.69	\$3,160.69	\$0.00
12/13/2022 00:00:00	<u>13367409</u>	\$2,637.17	\$2,637.17	\$2,637.17	\$0.00
12/20/2021 00:00:00	<u>12850005</u>	\$2,645.12	\$2,645.12	\$2,645.12	\$0.00
01/05/2021 10:32:00	<u>12393592</u>	\$2,646.96	\$2,646.96	\$2,646.96	\$0.00
12/26/2019 00:00:00	<u>11744076</u>	\$2,634.62	\$3,029.90	\$3,029.90	\$0.00
07/02/2019 11:32:00	<u>11393348</u>	\$10,439.21	\$10,439.21	\$10,439.21	\$0.00
04/04/2018 07:38:00	<u>10778517</u>	\$2,992.06	\$2,992.06	\$2,992.06	\$0.00
03/28/2017 10:46:00	<u>10211128</u>	\$3,013.89	\$3,013.89	\$3,013.89	\$0.00
01/02/2015 00:00:00	<u>9005520</u>	\$2,532.72	\$2,532.72	\$2,532.72	\$0.00
10/04/2013 08:29:00	<u>8056314</u>	\$2,465.56	\$2,917.70	\$2,917.70	\$0.00
01/03/2012 00:00:00	<u>7347934</u>	\$4,530.36	\$4,530.36	\$4,530.36	\$0.00
12/10/2010 07:41:00	<u>6516698</u>	\$2,481.86	\$2,481.86	\$2,481.86	\$0.00
01/05/2009 00:00:00	<u>5687321</u>	\$1,827.45	\$1,827.45	\$1,827.45	\$0.00
12/31/2007 11:22:00	<u>5089306</u>	\$1,657.41	\$13,143.23	\$13,143.23	\$0.00
04/23/2007 11:18:00	<u>4660610</u>	\$1,678.24	\$1,678.24	\$1,678.24	\$0.00

12/30/2005 10:54:00	<u>3979244</u>	\$1,469.90	\$1,469.90	\$1,469.90	\$0.00
12/28/2004 11:51:00	<u>3422918</u>	\$348.74	\$348.74	\$348.74	\$0.00
01/05/2004 11:16:00	<u>2948441</u>	\$348.74	\$348.74	\$348.74	\$0.00
01/03/2003 14:43:00	<u>2419564</u>	\$347.16	\$347.16	\$347.16	\$0.00
12/28/2001 10:24:00	<u>1736764</u>	\$346.90	\$346.90	\$346.90	\$0.00
01/10/2001 12:00:00	<u>1332250</u>	\$319.49	\$319.49	\$319.49	\$0.00
04/05/2000 13:42:00	<u>970090</u>	\$319.80	\$319.80	\$319.80	\$0.00
12/31/1998 12:00:00	<u>157335</u>	\$320.97	\$320.97	\$320.97	\$0.00

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Parcel Number:
45-210-10-33-01-0-00-000
Property Location:
6252 RAYTOWN RD
RAYTOWN, MO 64133

Tax Authority Group:
022
Property Class:
Real Estate Commercial
Account Status:
Active



Last updated: 11/11/2025 04:40:30 PM

Role	Owner Name	Mailing Address	Mailing City State Zip
Taxpayer	T&T REAL PROPERTY LLC	PO BOX 8	ROTHVILLE, MO 64676
Owner	T&T REAL PROPERTY LLC	PO BOX 8	ROTHVILLE, MO 64676

SCHOOL HEIGHTS LOT 5 (EX E 21.62' OF S 57.30')

Section: 05 Township: 48 Range: 32 SubdivisionName: SCHOOL HEIGHTS

Export data

Tax Year	2025	2024	2023	2022	2021	2020
Market Value Total	\$18,730	\$17,500	\$17,500	\$14,000	\$14,000	\$0
Taxable Value Total	Not Available	\$5,600	\$5,600	\$4,480	\$4,480	\$0
Assessed Value Total	\$5,994	\$5,600	\$5,600	\$4,480	\$4,480	\$0

Exemption Code	2025	2024	2023	2022	2021	2020
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No Exemption Data Available For this Parcel / PIN

If you wish to pay your property taxes on-line now, click [here](#) to use myJacksonCounty powered by Paylt.

If you wish to pay your property taxes by mail, please make checks payable to: "Jackson County Collector". Be sure to include the Parcel Account number(s) on your payment and send to: Jackson County Collector, 415 E. 12th Street, Suite 100, Kansas City, MO 64106.

For any questions or assistance, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).



Total Due: **\$630.40**

Bills Due

2025 | 11450316 | REAL PROPERTY | ORIGINAL | 12/31/25
DUE \$630.40

Status	Installment	Due Date	Total Charges	Total Paid		
Due	1	12/31/25	\$630.40	\$0.00		

Tax Year	Installment	Bill Number	Last Paid	Paid By	Receipt Number	Amount Tendered	View Receipt
	1	2024-17173839	12/31/2024	PREFERRED BANK	14491057	-\$585.65	<input type="button" value="View Receipt"/>
	1	2023-16593211	12/08/2023	PREFERRED BANK	13893351	-\$582.23	<input type="button" value="View Receipt"/>
	1	2022-15814639	12/13/2022	PREFERRED BANK	13367415	-\$485.80	<input type="button" value="View Receipt"/>
	1	2021-15159286	12/20/2021	PREFERRED BANK	12850008	-\$487.26	<input type="button" value="View Receipt"/>

Shana Kelly

From: Erica Baier <ebaier@raytownwater.net>
Sent: Thursday, October 23, 2025 12:29 PM
To: Shana Kelly
Subject: RE: New Application Received - Black Anvil Hub

Hello,

Remarks from Neal S Clevenger below:

“A historical building in downtown Raytown. The building was built by Luther Robinson for his Ford Dealership.

Good idea all the way around. Needs a paint booth for restoration of classic cars. It mostly has been a building associated with auto.

What goes around comes around. We support it 100%
It has water.

Neal S. Clevenger”

Thanks,

*Erica Baier
Admin/ Sr.CSR
Raytown Water Company
10017 E 63rd St.
Raytown, Mo 64133
Ph 816-356-0333
Fax 816-356-0331
Have a great day !*

From: Shana Kelly <shanak@raytown.mo.us>
Sent: Friday, October 17, 2025 1:57 PM
To: Andy Boyd <andyb@raytown.mo.us>; b.pence@pwsd2.org; Chiki Thompson <cthompson@raytownwater.net>; Erica Baier <ebaier@raytownwater.net>; EricF@raytownfire.com; jasonh@raytown.mo.us; Mike Hunley <MikeH@RaytownFire.com>; Missy Wilson <missyw@raytown.mo.us>; Neal Clevenger <nclevenger@raytownwater.net>; p.ertz@pwsd2.org; Robinson Camp <robinsonc@raytown.mo.us>; Ron Knisley <ronk@raytown.mo.us>
Subject: New Application Received - Black Anvil Hub

All,

We have received a new application for Black Anvil Hub, to be located at 6220-6226 Raytown Road. The applicant is requesting to use the building as a community café, coffee shop, classic car showroom and

shop. All of the uses proposed are allowed by right in this zoning district, with the exception of an automotive paint booth. For this reason, the applicant is requesting the approval of a Planned Development to allow for the use of a paint booth.

Please see the attached pdf and let me know if you have any questions, comments, or concerns for the applicant. In order to remain on schedule, please send comments to me no later than **Thursday, October 30th**.

Thank you,
Shana

Shana Kelly
Planning & Zoning Coordinator

Crossroads Community • Embracing Diversity
• Growing Together

Office: (816) 737-6059 Direct
Address: 10000 East 59th Street,
Raytown MO. 64133
Email: shanak@raytown.mo.us

Connect With Us





2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

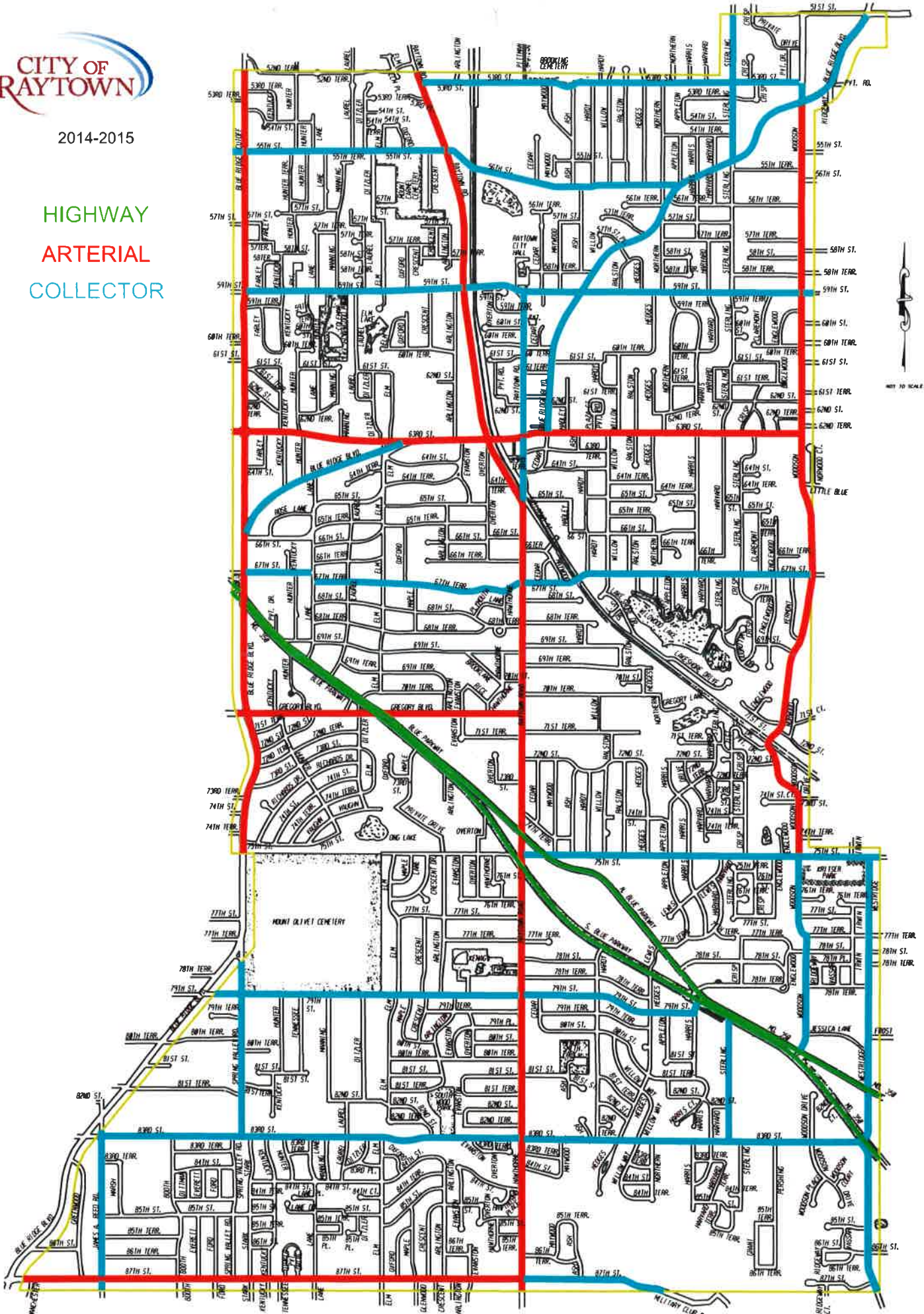


Figure 27: Future Land Use Map

