

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
May 7, 2026
6:00 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 – April 2, 2026, 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-2026-04

Applicant: City of Raytown

Reason: Text Amendment for Chapter 50 relating to “*Accessory Residential Use.*”

- 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. Request for Public Comment by Chairman
- 7. Additional Staff Comments and Recommendation
- 8. Commission Discussion

9. Close the Public Hearing
10. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

7. New Business:

B. Case No.: PZ-2026-05

Applicant: Paul Chaney Memorial Foundation

Reason: Requesting approval of a Conditional Use Permit for “Animal Care, General.”

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

8. Case No.: PZ-2026-01

Applicant: Fred Ross, Contractors Commercial Equipment Company

Reason: Requesting the approval of a Conditional Use Permit for “Vehicle Sales, New and Used” and “Vehicle and Equipment Rental.”

This case has been placed on hold.

9. Other Business:

- Raytown Main Street Association Piccadilly – Friday, May 8, 2026 at Stoney Creek Hotel.
- Chamber of Commerce A.M. Connections – Tuesday, May 12, 2026, 7:30am at Dagwoods

- Chamber of Commerce Membership Luncheon – Wednesday, May 27, 2026, 11:00am-1:00pm at the Raytown Wellness Center. Aly Breeze will be speaking on the topic of Emergency Preparedness.
- Chamber of Commerce Mix & Mingle – Thursday, May 28, 2026 at 4:30pm at the Raytown Historic Society

10. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, May 21, 2026, at 6:00 PM.

11. Adjourn

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

MINUTES

April 2, 2026

6:00 pm

Council Meeting Chambers

1. Welcome by Chairperson. Chairman Meyers called the meeting to order at 6:00 P.M.

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

Thurman : Present

Jean-Paul: Present

Frazier: Present

Emerson: Absent

Meyers: Present

Sneddon: Absent

Bruenger: Present

Stock: Present

Myers: Present

3. Approval of Minutes: Minutes of March 5, 2026, Regular Meeting were approved 6-0 upon motion by Ms. Stock and a second by Mr. Thurman, with a revision in the number of votes recommended by Mr. Frazier. Mr. Frazier abstained due to absence at that meeting.

4. Public Discussion: None.

5. Old Business:

A. Case No.: PZ-2026-03

Applicant: City of Raytown

Reason: Text Amendment for Chapter 50 relating to “Animal Care, General,” and “Animal Care, Limited.”

1. Introduction of Application by Chairman.

Chairman Meyers introduced the application.

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

No one reported any ex parte’ communication on this application.

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

Speakers were sworn in by attorney. Chairman Meyers opened the public hearing.

4. Enter Relevant City Exhibits into the Record:

Ms. Kelly entered the staff report, PowerPoint presentation, and all supporting documents into the public record.

5. Introduction of Application and Power Point by Staff

Ms. Kelly presented the proposed text amendments and the background for the requests.

6. Commission Discussion

Mr. Thurman asked for examples of Raytown businesses that fit the categories of “Animal Care, General,” and “Animal Care, Limited.” Ms. Kelly stated that the city-owned animal care facility would fit the category of “Animal Care, General,” due to the outside play area and spoke about the zoning districts in which they are allowed. Mr. Bruenger mentioned that The Pet Resort on 350 Hwy would probably fall into that category because it’s wholly inside. Mr. Frazier asked a question regarding the current land use table, and Ms. Kelly clarified that it was a slight error. Ms. Stock asked about veterinary businesses. Ms. Kelly stated that veterinary services are another land use type. Mr. Bruenger asked if chickens and pigs are included in the definition of domestic animals and if not, should the definition include those. Ms. Kolisch stated that chickens were not likely needing to be included in this land use definition. Mr. Frazier asked if the definition of “domestic animal” is in the code. Ms. Kolisch stated that Section 6 of the Raytown Municipal Code relates to animals and therefore covers their questions. Ms. Stock asked about the equestrian center on 63rd Street. Ms. Kelly responded that that is a different land use.

7. Close the Public Hearing

Chairman Meyers closed the public hearing.

8. Commission Decision to Approve, Conditionally Approve, or Deny the Application

Mr. Myers made a motion to approve as written. Ms. Stock seconded the motion.

VOTE: Motion passed 7-0.

6. New Business:

A. Case No.: PZ-2026-01

Applicant: Fred Ross, Contractors Commercial Equipment Company

Reason: Requesting the approval of a Conditional Use Permit for “Vehicle Sales, New and Used” and “Vehicle and Equipment Rental.”

This case has been placed on hold.

7. Other Business: Ms. Kelly reminded everyone of the upcoming election on April 7, 2026 and of the Raytown Main Street Association’s Egg-Extravaganza to be held on April 4, 2026.

8. Set Future Meeting Date – The next Regular Planning Commission Meeting is scheduled for Thursday, May 7, 2026, at 6:00 PM.

9. Adjourn. The meeting was adjourned at 6:36 PM.



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

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Economic Development Administrator

Case #: Text Amendment PZ-2026-04

Planning & Zoning Meeting Date: May 7, 2026

Board of Aldermen Dates: June 16, 2026, and July 7, 2026

Applicant: City of Raytown

Project Contact: Shana Kelly, Economic Development Administrator

Property Location: Citywide

Request: Chapter 50, Article 4, of the Raytown Municipal Code to establish and regulate the use of "*Accessory Residential Use*" in certain commercial zoning districts.

BACKGROUND INFORMATION:

Staff proposes to establish a new land use, titled, "*Accessory Residential Use*," to allow for and regulate residential uses as an accessory in certain commercial zoning districts. Staff proposes to add the definition to Section 50-4 as follows:

Accessory Residential Use, means a residential use that is subordinate to the primary commercial use. Accessory Residential Uses are typically located on the non-street levels of a commercial structure or located in the non-public facing yard areas.

Staff proposes to include "*Accessory Residential Use*" in the Land Use Table, outlined in Section 50-107 on the City of Raytown Municipal Code, with the approval of a Conditional Use Permit in the following zoning district:

- NC, Neighborhood Commercial

Staff proposes to include "*Accessory Residential Use*" in the Land Use Table, outlined in Section 50-107 on the City of Raytown Municipal Code, permitted by right in the following zoning district:

- TS, Town Square Overlay District



Staff Recommends that the following standing Condition of approval be placed on all establishments used for “*Accessory Residential Use*”:

- a. Each residential unit shall have a minimum habitable floor area, excluding basements, open and screened porches and garages, of not less than 700 square feet for each multi-household dwelling unit.
- b. Must conform to all building and fire code requirements for dwelling units.
- c. If permitted in the NC, Neighborhood Commercial Zoning District, the total square footage of the building used for residential purposes must be less than the total square footage used for commercial purposes.

Proposed Updates to the Land Use Table:

Zoning Districts																
	Residential Districts				Nonresidential Districts				Overlay Districts							
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	Conditions
Accessory Residential Use					C				P							(31)

31.

- a. Each residential unit shall have a minimum habitable floor area, excluding basements, open and screened porches and garages, of not less than 700 square feet for each multi-household dwelling unit.
- b. Must conform to all building and fire code requirements for dwelling units.
- c. If permitted in the NC, Neighborhood Commercial Zoning District, the total square footage of the building used for residential purposes must be less than the total square footage used for commercial purposes.

ATTACHMENTS:

- Zoning Map
- Affidavit of Publication

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and recommend **APPROVAL** to the Board of Aldermen of this application proposing



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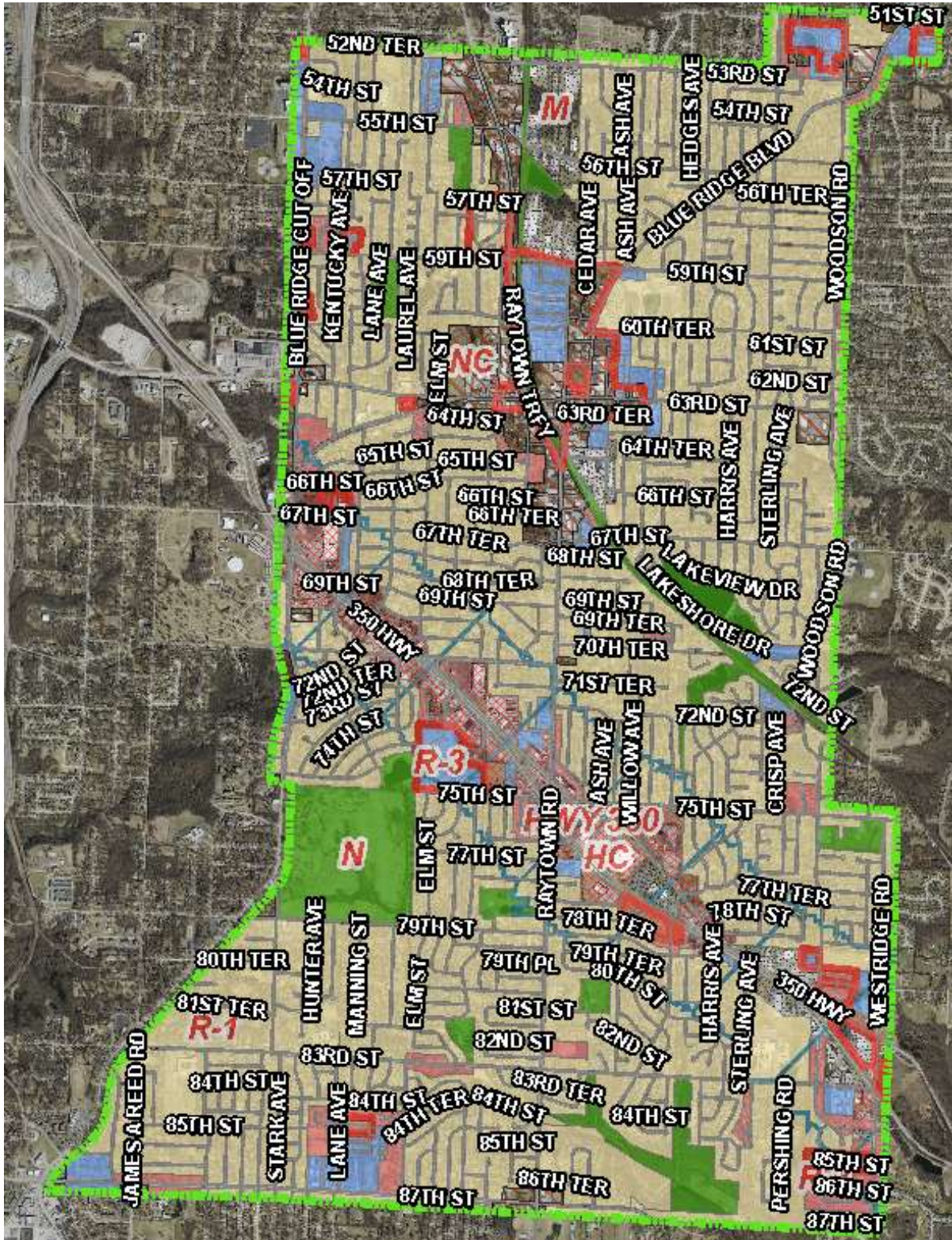
Phone: 816-737-6014 • Fax: 816-737-6164

various amendments to Chapter 50, Article 4, of the Raytown Municipal Code as pertains to zoning regulations for "*Accessory Residential Use*" establishments.



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Zoning Map:





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Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Economic Development Administrator

Case #: Conditional Use Permit PZ-2026-05

Planning & Zoning Meeting Date: May 7, 2026

Board of Aldermen Dates: June 2, 2026, and
June 16, 2026



Applicant: The Paul Chaney Memorial Foundation

Location: 6204 Arlington Ave.

Ward: 1

Property Owner: Monopoly Acquisitions LLC.

Project Summary: The applicant is requesting a Conditional Use Permit for the purpose of operating an “*Animal Care, General,*” facility at 6204 Arlington Ave with “*Accessory Residential Use*”.

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

Background Information: The perspective landowners and applicants, representatives of the Paul Chaney Foundation, are seeking the approval of a Conditional Use Permit to operate an animal rescue, boarding, grooming, and dog training facility at 6204 Arlington Ave. They intend to partner with KC Paws, a local organization. In addition, they are requesting to utilize the two (2) existing second-story apartment units for residential living for staff members. The City of Raytown Board of Aldermen are considering a text amendment application to allow for “*Animal Care, General,*” in the NC, Neighborhood Commercial Zoning District with the approval of a Conditional Use Permit. Approval of this Conditional Use Permit application for animal care will be contingent upon approval and adoption of this text code amendment.

“*Accessory Residential Use,*” is not currently permitted in the NC, Neighborhood Commercial Zoning District, however, this application is running concurrently with a text amendment



proposal to allow for such uses in this zoning district with the approval of a Conditional Use Permit. Approval of the residential use will be contingent upon the Board of Aldermen’s approval of the text amendment to modify the zoning code.

Staff has received several letters of support for the application, which are included as an attachment to this report.

Zoning: NC, Neighborhood Commercial

Total Land Area: 0.73 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **April 22, 2026**. 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 **April 6, 2026**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **April 16, 2026**. No one other than the applicants attended this meeting.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	NC, Neighborhood Commercial	Single Family Homes
South:	NC, Neighborhood Commercial	Commercial Businesses
East:	NC, Neighborhood Commercial	Raytown Equestrian Park
West:	NC, Neighborhood Commercial	Retail Shopping Center – Center 63

Street Classification: Arlington Ave. is classified as a Local Street.

Vehicular and Pedestrian Access: The site is already developed. Vehicle access is provided via Arlington Ave. No pedestrian sidewalk is required at this time.

Conditional Use Permit Factors to Be Considered:

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

The property has historically been used as an animal care facility. In addition, it is adjacent to the Raytown Equestrian Park. The proposed use aligns with the zoning district regulations.

2. The conservation of property values.

As mentioned above, this property has historically been used as an animal care facility and is adjacent to an equestrian center for horses. The building is currently vacant,



Community Development Department

Planning and Zoning Division

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which has a negative impact on property values. Approval of this application will allow for the building to be occupied and could create a great asset to the community.

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.

It is not expected that approval of the application will create traffic safety issues. Parking stalls are designated and clearly striped.

7. Promotion of the safety of individuals and property.

If operated correctly, the proposed animal care 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 and will not affect the schools.

11. Invasion by inappropriate uses.



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The proposed application is consistent with the way the property has been used in the past. Approval of the application is not an invasion of inappropriate use but rather has the potential to be a great community asset.

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

Approval of the Conditional Use Permit will add value to the property, which is currently vacant.

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." Approval of the application for use as an animal rescue, boarding, grooming, and dog training facility will be an asset to the community.

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
- Letters of Support
- Neighborhood Letter
- 185-ft Buffer Map
- List of Addresses within 185 feet
- Affidavit of Publication
- Application



- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map

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Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2026-05** subject to the following conditions:

1. Approval of the Conditional Use Permit allowing for “*Animal Care, General,*” is contingent upon approval and adoption of PZ-2026-03, a text amendment which will allow for “*Animal Care, General,*” to operate within the NC, Neighborhood Commercial zoning district with the approval of a Conditional Use Permit.
2. Approval of the Conditional Use Permit allowing for “*Animal Care, General,*” is contingent upon approval and adoption of PZ-2026-03, a text amendment which will allow for “*Animal Care, General,*” to operate within the NC, Neighborhood Commercial zoning district with the approval of a Conditional Use Permit.
3. Approval of the Conditional Use Permit allowing for “*Accessory Residential Use,*” is contingent upon approval and adoption of PZ-2026-04, a text amendment which will allow for accessory residential uses to operate within the NC, Neighborhood Commercial zoning district with the approval of a Conditional Use Permit.
4. The business must comply with all applicable local, state and federal regulations, codes, ordinances, and laws.



Zoning Map:



Shana Kelly

From: Jennifer McWhirt
Sent: Monday, April 27, 2026 9:34 AM
To: Shana Kelly
Subject: RE: KC Paws

I am writing today as the Director of Raytown Animal Services to express my strong support for KC PAWS (Protective Animal Welfare Society) joining our community. I believe their presence would be a significant asset to both our local pet owners and a vital partner for our Animal Services department.

KC PAWS has proactively reached out to discuss how they can support our city by:

Expanding Placement: Assisting in finding forever homes for Raytown shelter pets.

Community Services: Providing much-needed professional boarding and grooming services to residents.

Specialized Medical Care: Leveraging their long history of rehabilitating dogs rescued from cruelty and neglect.

Our community has recently seen an uptick in neglect cases. Having a group like KC PAWS—which is uniquely well-versed in the intensive medical and behavioral care required after a removal—would provide a critical support system right here in Raytown.

I welcome this partnership, which promises to enhance our animal welfare capabilities and provide valuable services to our citizens.

Sincerely,

Jennifer McWhirt

Jennifer McWhirt
Director Animal Services
Animal Services

Crossroads Community • Embracing Diversity • Growing Together

Office: (816) 737-6099 Direct

Fax: (816) 239- 0633

Address: 10312 E 63rd Street, Raytown MO. 64133

Email: jenniferm@raytown.mo.us

Connect With Us



Michelle Lascon
Executive Director
KC PAWS (Kansas City Protective Animal Welfare Society)
7833 Wornall Rd
Kansas City, MO 64114
michelle.kcpaws@gmail.com
816-361-7829

April 2026

Re: Zoning Approval / Conditional Use Permit – KC PAWS (6204 Arlington Ave, Raytown, MO)

To Whom It May Concern,

I am writing on behalf of KC PAWS (Kansas City Protective Animal Welfare Society) to respectfully request approval for zoning and conditional use at 6204 Arlington Avenue in Raytown.

This property is uniquely well-suited for our intended use, as it was previously operated as a dog rescue facility. The building is already designed and structured to safely house and care for dogs, making the continuation of its use as an animal welfare facility both appropriate and the most logical use of the space. This transition represents a continuation of an established use rather than the introduction of a new or disruptive operation.

Since our founding in 2007, KC PAWS has been a pillar of the Kansas City rescue community. For nearly two decades, we have provided critical support for homeless, neglected, and abused animals—often taking in the most urgent and complex cases. Our work not only saves lives but also reduces strain on municipal shelters and animal control systems, helping cities manage growing animal welfare challenges more effectively.

Our expansion into Raytown represents a meaningful investment in the local community. In addition to lifesaving rescue work, KC PAWS will provide accessible services that directly benefit residents. These include expanded outreach and education programs, a community pet food pantry to support families facing financial hardship, and low-cost overnight boarding services.

These services contribute to measurable community impact by reducing pet surrender rates, decreasing the burden on public shelter systems, and helping families keep their pets in their homes. Keeping pets out of the shelter system ultimately reduces taxpayer-funded costs associated with animal control, intake, and long-term care.

Additionally, our presence will bring increased local engagement, volunteer opportunities, and partnerships with nearby businesses and service providers. Our facility will attract visitors, adopters, and clients to the area, contributing to local economic activity while maintaining a responsible and well-managed operation.

Communities across the region are currently facing an unprecedented animal welfare crisis, with shelters at or near capacity and rescues overwhelmed with intake requests. KC PAWS has consistently stepped up to meet this need, and we are prepared to continue doing so in a way that directly benefits the residents of Raytown.

We believe our presence will be a positive and valuable addition to the area—both as a continuation of the property's prior use and as a community-focused organization dedicated to service, education, and responsible animal care.

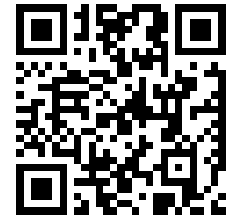
Thank you for your time and consideration. I would be happy to provide any additional information or answer any questions.

Sincerely,

Michelle Lascon
Executive Director
KC PAWS (Kansas City Protective Animal Welfare Society)



MONOPOLY ACQUISITIONS, LLC
PO BOX 515 RAYMORE MO 64083
(816) 591-7105
MONOPOLYPROPERTIESKC.COM



b April, 1 2026

Re: Letter of Support for Conditional Use Permit – KC PAWS (6204 Arlington Ave, Raytown, MO)

To Whom It May Concern,

I am writing on behalf of Monopoly Acquisitions, LLC to express our full support for the conditional use permit request for KC PAWS at 6204 Arlington Avenue in Raytown.

We believe this is an excellent and appropriate use for the property and one that aligns well with the surrounding area. The previous business at this location operated in a very similar capacity, making this a natural continuation of use without introducing a disruptive change to the neighborhood.

Additionally, the presence of nearby properties, including a horse stable adjacent to the site, further supports the compatibility of this type of operation within the area. The proposed use by KC PAWS fits seamlessly into the existing character of the neighborhood.

Beyond compatibility, this organization provides a meaningful and much-needed service to the community. The City of Raytown, like many communities, faces ongoing challenges related to homeless and displaced animals. KC PAWS can help play an important role in addressing these needs by offering rescue help and boarding services that benefit both the animals and the residents of Raytown.

For these reasons, we strongly support the approval of this conditional use permit. We believe KC PAWS will be a valuable addition to the community and a positive use of the property.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,
Chris & Stacey Payne
Monopoly Acquisitions, LLC

Re: Letter of Support for Conditional Use Permit – KC PAWS (6204 Arlington Ave, Raytown, MO)

To Whom It May Concern,

I am writing to express my full support for the conditional use permit request for KC PAWS, Protective Animal Welfare Society, at 6204 Arlington Avenue in Raytown. I believe this is an excellent and appropriate use for the property and one that aligns well with the surrounding area. The previous business at this location operated in a very similar capacity, making this a natural continuation of use without introducing a disruptive change to the neighborhood.

I have been a client and active supporter of Protective Animal Welfare Society for over 10 years. This organization is a central force in canine rescue, providing critical support for homeless, neglected, and abused animals, often taking in the most urgent and complex cases. This work not only saves lives, it reduces strain on municipal shelters and animal control systems, helping cities manage growing animal welfare challenges more effectively.

The expansion of KC PAWS into Raytown represents a meaningful investment in the local community. In addition to lifesaving rescue work, they will provide accessible services that directly benefit residents. These include expanded outreach and education programs, a community pet food pantry to support families facing financial hardship, and low-cost overnight boarding services.

For these reasons, we strongly support the approval of this conditional use permit. I believe KC PAWS will be a valuable addition to the community and positive use of the property.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Kate Chaney

KC PAWS Board Chair

April 3, 2026
Re: Case No: PZ-2026-05

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 Jeff Chaney of the Paul Chaney Memorial Foundation on behalf of the current property owner, requesting the approval of a Conditional Use Permit for an “*Animal Care, General,*” facility to be located at 6204 Arlington Ave. with residential dwellings for two (2) staff members located on the second floor. The applicant proposes to operate a facility for animal rescue, boarding, grooming, and dog training. This parcel consists of 0.733 acres of land and is located within the City of Raytown, Missouri. It is identified by Jackson County Parcel ID#: 45-210-08-29-00-00-000.

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 9:00am on Thursday, April 16, 2026, 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 **6:00 PM on Thursday May 7, 2026**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, May 1, 2026**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, June 2, 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.

Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit

1 in. = 118ft.



235.2 0 117.59 235.2 Feet



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

OCCUPANT
9504 E 62ND ST
RAYTOWN, MO 64133

ABELS LEO C, TRUSTEE
1416 NE GEORGIAN PL
LEE'S SUMMIT, MO 64064

MIKE AND MELISSA INVESTMENTS
LLC
26A YORK ST
EPPING, 2121
NEW SOUTH WALES

OCCUPANT
9508 E 62ND ST
RAYTOWN, MO 64133

WILSON RONALD LEE-TRUSTEE
9503 E 79TH TER
KANSAS CITY, MO 64138

OCCUPANT
6126 ARLINGTON AVE
RAYTOWN, MO 64133

ASHRAFI SHAUHIN S
9505 E 62ND ST
RAYTOWN, MO 64133

ABELS LEO C, TRUSTEE
1416 NE GEORGIAN PL
LEE'S SUMMIT, MO 64064

OCCUPANT
9509 E 62ND ST
RAYTOWN, MO 64133

ABELS LEO, TRUSTEE
1416 NE GEORGIAN PL
LEE'S SUMMIT, MO 64064

OCCUPANT
9513 E 62ND ST
RAYTOWN, MO 64133

OCCUPANT
6212 ARLINGTON AVE
RAYTOWN, MO 64133

WKN LLC
9508 E 63RD ST
RAYTOWN, MO 64133

COMMERICAL SHOPS &
GARAGES LLC
9508 E 63RD ST
RAYTOWN, MO 64133

OWNER
6218 ARLINGTON AVE
RAYTOWN, MO 64133

RAYTOWN EQUESTRIAN PARK LLC
9508 E 63RD ST
RAYTOWN, MO 64133

OCCUPANT
9400 E 63RD ST
RAYTOWN, MO 64133

RAYTOWN WATER COMPANY
10017 E 63RD ST STE 101
KANSAS CITY, MO 64133

OCCUPANT
9408 E 63RD ST
RAYTOWN, MO 64133

1340 E 9TH STREET REALTY CORP
184 NEW EGYPT RD
LAKEWOOD, NJ 8701

OCCUPANT
6134 RAYTOWN TRFY
RAYTOWN, MO 64133

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KANSAS CITY

Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

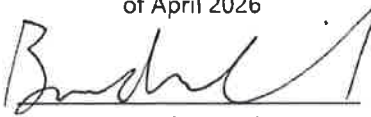
Re: Legal Notice 4155517, Animal Care, General
State of MO }
County of Jackson County } SS:

Before the undersigned Notary Public personally appeared Stephanie Adams 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 04/22/2026 edition and ending with the 04/22/2026 edition for a total of 1 publications, and that the date of publications were as follows: 04/22/2026.

Publishers fee: \$61.48

By: 
Stephanie Adams

Sworn to me on this 23rd day
of April 2026

By: 
Brandon 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: 6204 Arlington Ave., Raytown, Missouri
Jackson County Parcel ID # 45-210-08-29-00-0-00-000

A public hearing to consider a Conditional Use Permit application for an "Animal Care, General," use, with residential dwellings for two (2) staff members to be located at 6204 Arlington Ave. in Raytown, Missouri, within the NC, Neighborhood Commercial Zoning District, will be held by the Raytown Planning & Zoning Commission at 6:00pm on Thursday, May 7, 2026. The application was filed by Jeff Chaney of the Paul Chaney Memorial Foundation, on behalf of the current property owner.

The packet and agenda will be available for view on the City of Raytown website on Friday, May 1, 2026.

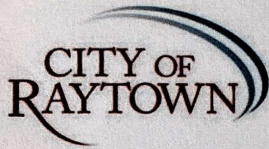
The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, June 2, 2026.

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.

4155517 Jackson Apr. 22, 2026



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 #:	
Fee Paid:	
PC Meeting Date:	
B of A Meeting Date:	
Newspaper Notice Date:	
Notice Letters Date:	

Project Info:	
Project Name: PAWS (KC Protective Animal Welfare Society)	
Project Address: 6204 Arlington Raytown, MO. 64133	
Existing Zoning:	Existing Land Use:
Proposed Zoning:	Proposed Land Use: Animal Rescue + Residential Living
Total Acreage: Approx 1 Acre	

Applicant:	
Name of Applicant: PAWS	Company (If Applicable): Paul Chaney Memorial Foundation
Address: 7833 Wornell Rd City: KC. State: MO Zip: 64114	
Phone: 816-305-0892	Email: Jeff@chaneypainting.net
Applicant Signature: X	

Current Address

Michelle Lascon is manager of PAWS.
 913-660-6249
 Michelle.KCPaws@gmail.com



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

Property Owner:	
Name of Owner:	Company (If Applicable):
Jeff Charey	The Paul Charey Memorial Fund
Address:	
237 W. 62 nd St	City: KC State: MO Zip: 64113
Phone:	Email:
816-305-0892	jeff@chareypainting.net
Property Owner Signature:	
x	

Please Give a Detailed Description of the Proposal Below:

We are looking to use the property as an animal rescue, boarding, grooming + dog training property. The 2 residential spaces located on top of the building will be used for housing for 2 of the PAWS employees.



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

Additional Contact Information

Name: _____ Company: _____
Please provide additional contact information if applicable below:

Project Lead:			
Name:	Company:		
Address: <i>N/A</i>			
City:	State:	Zip:	
Phone:	Email:		
Developer:			
Name:	Company:		
Address: <i>N/A</i>			
City:	State:	Zip:	
Phone:	Email:		
Engineer:			
Name:	Company:		
Address: <i>N/A</i>			
City:	State:	Zip:	
Phone:	Email:		
Architect:			
Name:	Company:		
Address: <i>N/A</i>			
City:	State:	Zip:	
Phone:	Email:		
Surveyor:			
Name:	Company:		
Address: <i>N/A</i>			
City:	State:	Zip:	
Phone:	Email:		



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

The property is currently set up as a dog rescue. It is perfect for our proposed use. The 2 units are already set up for residential use + they have been used that way in the past.

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

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

If Paws is not able to use this property as an animal rescue + if we are not able to provide housing to our employees on site we will not be able to purchase the property.

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

There will be light vehicle traffic ^{light} + foot traffic. Plenty of yard space for the animals.

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

9. Additional comments:

Having employees living on site will allow for better care of the animals. ~~proposed~~ This will also allow us to have eyes on the property at all times incase an issue arises.



RECEIPT (REC-036706-2026)
FOR CITY OF RAYTOWN

BILLING CONTACT

Mark Ungashick



Payment Date: 03/19/2026

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
CUP-000279-2026	Conditional Use Fee	Fee Payment	Credit Card	\$450.00
6204 ARLINGTON AVE RAYTOWN, MO 64133			SUB TOTAL	\$450.00
			TOTAL	\$450.00





2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

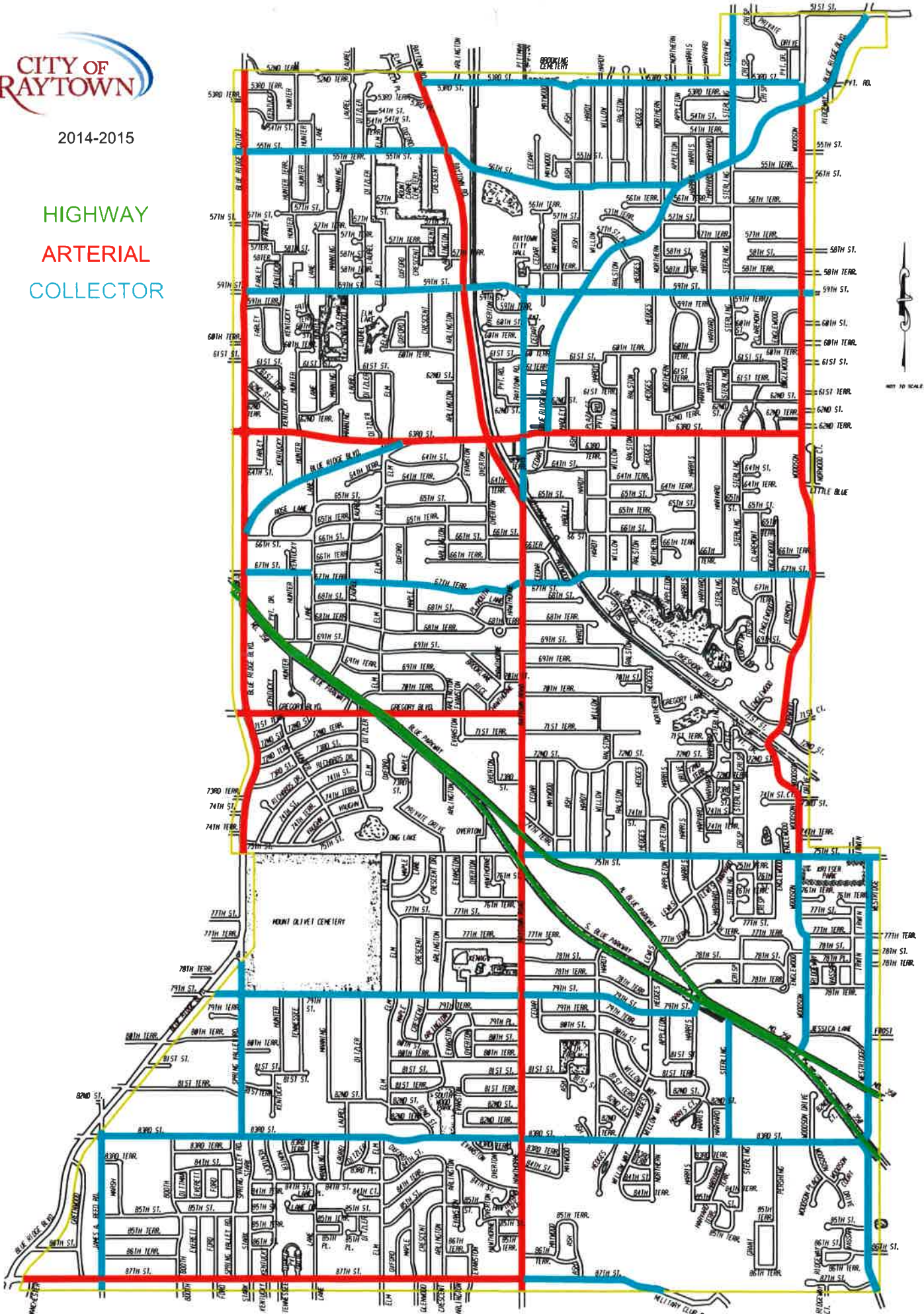


Figure 27: Future Land Use Map

