

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

**AGENDA**

**Raytown City Hall**  
**Board of Aldermen Meeting Chambers**  
**10000 East 59<sup>th</sup> Street**  
**July 2, 2026**  
**6:00 pm**

**1. Welcome by Chairperson**

**2. Call meeting to order and Roll Call**

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

**3. Approval of Minutes – May 21, 2026, Regular Meeting Minutes**

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

**4. Election of Officers:** Chairman, Vice Chairman, and Secretary

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

**6. Old Business:** None

**7. New Business:**

**A. Case No.: PZ-2026-08**

**Applicant: Monica Johnson, Spiral Residential Home & Respite Care**

**Reason: Request for the approval of a Conditional Use Permit for “Residential Care Facility,” to be located at 11200 E 63<sup>rd</sup> Street.**

- 1. Introduction of Application by Chair
- 2. Explanation of any ex parte’ communication from Commission members regarding the application.
- 3. Open the Public Hearing.
- 4. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
- 5. Enter Relevant City Exhibits into the Record:

- a. Staff Report
- b. Application Supporting Documents and PowerPoint Presentation.
6. Introduction of Application and Power Point by Staff
7. Presentation of Application by Applicant
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-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.

**8. Other Business:**

- City Hall will be closed on Friday, July 3<sup>rd</sup> for the holiday.
- Board of Aldermen meeting on Tuesday, July 7, 2026.
- Raytown Live Concert Series – Saturday, July 11, 2026.

**9. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, August 6, 2026, at 6:00 PM.**

**10. Adjourn**

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

**May 21, 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: Absent	Frazier: Present
Emerson: Absent	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Present	Myers: Present
3. **Approval of Minutes:** Minutes of May 7, 2026, Regular Meeting were approved 7-0 upon motion by Mr. Frazier and a second by Secretary Stock.
4. **Introduction of new Planning & Zoning Coordinator, Benjamin Robinson**
5. **Public Discussion:** None.
6. **Old Business:** None.
7. **New Business:**
  - A. **Case No.: PZ-2026-07**  
**Applicant: Elliott Reed, Cochran Engineering**  
**Reason: Request for the approval of a Conditional Use Permit for "Vehicle Repair, Limited," to be located at 10000 E. 350 Hwy.**
    1. **Introduction of Application by Chair**

Mr. Meyers introduced the application.
    2. **Explanation of any ex parte communication from Commission members regarding the application**

Commissioner Sneddon reported having ex parte communication, though he explained that it was not with staff and would not affect his decision.
    3. **Opening of the public hearing.**

Chairman Meyers opened the public hearing.
    4. **Enter Relevant City Exhibits into the Record:**

Ms. Kelly entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

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

All those who planned to speak were sworn in.

**6. Introduction of Application and Power Point Staff**

Ms. Kelly presented the case and gave the background for the request.

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

The applicant, Elliott Reed of Cochran Engineering, requested to comment. He reiterated many of the points from staff's presentation and confirmed that the applicants were agreeable to all conditions set forward in the staff report.

**8. Questions for the applicant and staff**

Commissioner Sneddon asked if *Freddy's* and *Dutch Bros Coffee* had been given public notice as part of this case. Ms. Kelly confirmed they had but chose not to respond.

Commissioner Sneddon also asked the applicant why Dobb's chose the subject location over another area, as there are currently seven other tire shops within a mile. The applicant could not speak to Dobb's business rationale.

Commissioner Sneddon inquired as to how the proposed land use of a tire shop aligns with the Comprehensive Plan. Ms. Kelly explained that this site is recommended for future commercial development, though the Comprehensive Plan's future land use map does not specify which type of commercial use should be there.

Commissioner Sneddon also asked if a traffic study had been performed. The applicant explained that the reference to traffic impact in their statement was in reference to the access easements on the site, which also serve the rest of the commercial area that the subject property is located at. Commissioner Sneddon recalled traffic impacts when IHOP was in operation at the subject site.

Commissioner Frazier asked if the City had at one time had a moratorium on the construction of new tire shops. Later, Commissioner Stock confirmed that it had, but not at this time.

**9. Commission Discussion**

Commissioner Stock noted that it would be beneficial to fill a vacancy on the subject site.

Chairman Meyers and Commissioners Thurman, Sneddon, and Frazier expressed that they would have liked to have seen a representative from Dobb's present at the meeting.

Chairman Meyers commented that while would be beneficial to have active use of the land, certain uses are more productive than others, expressing concern that a tire shop on the subject site may not be the highest and best use for the subject site.

Secretary Stock expressed discontent about the claim made by the applicants (in the application) that the property would continue to remain vacant should the CUP for the subject site be denied.

**10. The public hearing was closed.**

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

The Commission voted to deny the application on a motion by Commissioner Sneddon and a second by Commissioner Thurman.

VOTE: Motion was recommended for denial by a vote of 5-2.

**B. Case No.: PZ-2026-09**

**Applicant: City of Raytown**

**Reason: Requesting text amendment for Section 50 Article XII of the City of Raytown Municipal Code.**

**12. Introduction of Application by Chair**

Chairman Meyers introduced the application.

**13. Explanation of any ex parte communication from Commission members regarding the application**

There was no ex parte communication reported by Commissioners regarding this application.

**14. Opening of the public hearing**

Chairman Meyers opened the public hearing.

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

Ms. Kelly was sworn in to present the application.

**16. Enter Relevant City Exhibits into the Record**

Ms. Kelly entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

**17. Introduction of Application and Power Point by Staff**

Ms. Kelly presented the case and gave the background for the request. The approval of the requested text amendment would permit the 24-hour operation of marijuana dispensary

drive-thrus. The interior premises of marijuana dispensaries would be closed to the public between the hours of 12:00am and 6:00am.

This text amendment will address the dispensary at 9010 E State Rte 350 (*From the Earth*) which intends to reconstruct their facility at that location and add a drive-thru.

#### **18. Questions for staff**

Commissioner Myers asked about security requirements of marijuana dispensaries wishing to open a drive-thru 24/7. The City Attorney explained that dispensaries are required to submit a security plan in order to open any operations.

Commissioner Sneddon asked if there were any existing separation distance requirements for dispensaries from other land uses such as primary schools and churches. The City Attorney and Ms. Kelly cited [RSMo XIV Section 2. Marijuana legalization, regulation, and taxation. – 5. Local Control. \(4\)](#) which states that “no new marijuana facility shall be initially sited within one thousand feet of any then-existing elementary or secondary school, child day-car center, or church.”

Ms. Kelly went on to explain that the dispensary at 9010 E State Rte 350 meets all other state and local requirements but would require the passage of this amendment in order to operate the proposed drive-thru 24/7.

#### **19. Closing of the public hearing**

Chairman Meyers closed the public hearing.

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

The Commission voted to approve the application on a motion by Commissioner Frazier and a second by Commissioner Myers.

VOTE: Motion was recommended for approval 6-1.

#### **C. Case No.: PZ-2026-06**

**Applicant: City of Raytown**

**Reason: Requesting general text amendments to Chapter 50 – Zoning of the City of Raytown Municipal Code.**

#### **21. Introduction of Application by Chair**

Chairman Meyers introduced the application.

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

Ms. Kelly was sworn in to present this application.

**23. Explanation of any ex parte communication from Commission members regarding the application**

There was no ex parte communication reported by Commissioners regarding this application.

**24. Opening of the public hearing**

Chairman Meyers opened the public hearing.

**25. Enter Relevant City Exhibits into the record**

Ms. Kelly entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

**26. Introduction of Application and Power Point by Staff**

Ms. Kelly presented the proposed text amendments to the Commission. She explained that the primary purpose of these amendments was to regulate land uses that could be challenging if they came into the city's downtown, as that area continues to grow.

**27. Questions for staff by Commission**

Secretary Stock asked if there is already a section of the code for manufactured homes (as opposed to mobile homes, which appeared in this text amendment). Ms. Kelly explained that there is and that it merely did not appear in this text amendment.

Commissioner Bruenger asked what the geographic boundaries of the Town Square zoning overlay district were. Ms. Kelly showed the boundaries on the City's GIS tool (*Integrity*).

**28. Closing of the public hearing**

Chairman Meyers closed the public hearing.

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

The Commission voted to approve the application on a motion by Commissioner Myers and a second by Commissioner Frazier.

VOTE: Motion was recommended for approval by unanimous vote.

**D. 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.

**30. Other Business**

Ms. Kelly made an announcement about the Chamber of Commerce Monthly Luncheon on May 27<sup>th</sup> at 11:00am-1:00pm at the Raytown Wellness Center.

Ms. Kelly also made note of the Chamber of Commerce Mix & Mingle event on May 28<sup>th</sup> at 4:30pm at the Raytown Historical Society.

**31. Set Future Meeting Date**

The next Regular Planning Commission Meeting is scheduled for Thursday, July 2nd, 2026, at 6:00 PM.

**32. Adjourn**

The meeting was adjourned at 7:35 PM.

DRAFT



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

## Staff Report

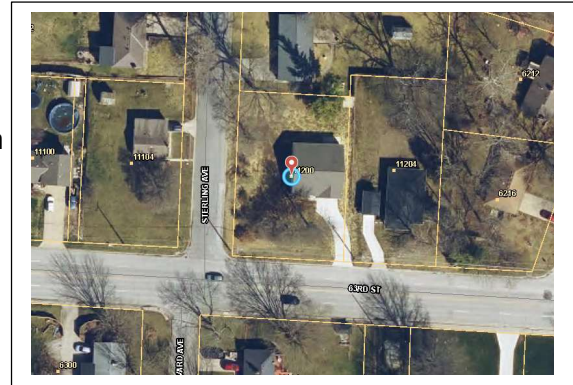
**To:** City of Raytown, Planning & Zoning Commission

**From:** Shana Kelly, Economic Development Administrator and Benjamin Robinson, Planning & Zoning Commission Coordinator

**Case #:** Conditional Use Permit PZ-2026-08

**Planning & Zoning Meeting Date:** July 2, 2026

**Board of Aldermen Date:** August 4, 2026



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**Applicant:** Monica Johnson

**Location:** 11200 E. 63<sup>rd</sup> Street

**Ward:** 3

**Property Owner:** Monica Johnson and Mikea Williams

**Project Summary:** The applicant is requesting the approval of a Conditional Use Permit for a “Residential Care Facility,” to be located at 11200 E 63<sup>rd</sup> Street.

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

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**Background Information:** The applicant is requesting the approval of a Conditional Use Permit for a “Residential Care Facility” operated by the property owners, Monica Johnson and Mikea Williams, of Spiral Residential Home & Respite Care, to be located at 11200 E. 63<sup>rd</sup> Street. The home will provide care for approximately 10 senior residents as an alternative to a traditional nursing home. The home will maintain the appearance of a standard single-family home. Residents will not drive or own their own vehicles. Two (2) staff members will be present to care for the residents.

Residential Care Facilities are allowed in the R-1, Low-Density Residential District with the approval of a Conditional Use Permit and subject to the following conditions per Section 50-107(b)(9) of the Raytown Municipal Code:

*A residential care facility or a dwelling used for large group living, subject to the following requirements:*



- a. *At least 500 square feet of contiguous, compact outside recreation area must be provided for every five residents.*
- b. *The recreation area must be fenced with a fence at least 60 inches in height.*
- c. *Parking. Parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district.*
- d. *No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.*
- e. *No traffic shall be generated by residential care facilities or a dwelling used for large group living between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood.*
- f. *No dwelling used for large group living shall be located within 1,200 feet of another dwelling used for group living, large or small, or a residential care facility, as measured from the nearest property line to the nearest property line.*
- g. *No residential care facility may be located within 1,200 feet of another residential care facility, or a dwelling used for group living, large or small, as measured from the nearest property line to the nearest property line.*
- h. *All other requirements of the R-3 district shall be met.*
- i. *Any residential care facility or dwelling used for large group living must be licensed by the State of Missouri, if applicable.*
- j. *In Districts R-1 and R-2, no more than 16 total residents shall be cared for at any one time.*
- k. *In Districts R-1 and R-2, the applicant must demonstrate that the use will be consistent with the residential character of the neighborhood by presenting information regarding:*
  1. *The number of residents.*
  2. *The number of employees.*
  3. *The number of additional vendors or service providers anticipated to visit the home each day, week, and month including but not limited to pharmacy deliveries, barbers, therapists, doctors, food deliveries, transportation of residents, and special activity providers.*
  4. *The total number of vehicle trips to and from the home per day, including all of the above.*

The applicant is aware of and has agreed to abide by the applicable conditions.

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

**Total Land Area:** 0.345 Acres

**Public Noticing:** *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **May 25, 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 **May 5, 2026**. A copy of the letter is included with the attachments to this report.



**Neighborhood Meeting:** The applicant held a neighborhood meeting on **Tuesday, June 9, 2026**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

**Adjacent Properties:**

	<b>Zoning:</b>	<b>Current Land Use:</b>
<b>North:</b>	R-1, Low-Density Residential	Single-Family Homes
<b>South:</b>	R-1, Low-Density Residential	Single-Family Homes
<b>East:</b>	R-1, Low-Density Residential	Single-Family Homes
<b>West:</b>	R-1, Low-Density Residential	Single-Family Homes

**Street Classification:** 63<sup>rd</sup> Street is classified as an **Arterial**.

**Vehicular and Pedestrian Access:** Vehicular access will be provided via the existing driveway fronting 63<sup>rd</sup> Street. Pedestrian access is available via a sidewalk on the south side of 63<sup>rd</sup> Street. No additional sidewalk is required to be constructed.

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

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

The home will be used for residential purposes, which aligns with the property’s zoning and surrounding zoning.

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

Approval of the application will not adversely affect neighboring property values.

**3. Protection against fire casualties.**

The single-family home has been constructed to protect against fire casualties.

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

The proposed Residential Care Facility will not be opposed to general police regulations.

**5. Prevention of traffic congestion.**

Residents of the home will not drive or own their own cars, therefore, traffic is not expected to be greater than an average residential home.

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



As previously mentioned, vehicle activity is not expected to be greater than an average residential home. Off-street parking is available in the driveway, which should be ample space for staff and visitors.

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

The site is expected to 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 proposed development will not cause overcrowding or intensity of land uses.

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

The subject property has adequate utilities to serve the residential home and will not affect schools, other than increasing property values and generating tax revenue.

**11. Invasion by inappropriate uses.**

The proposed use is not an inappropriate use.

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

No external changes will be made to the residential home. The Residential Care Facility will be able to provide a home for senior citizens rather than a traditional nursing home.

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

The Future Land Use Map designates this area for "Traditional Neighborhood," which consists of detached and attached residential homes suited for residents of a variety of ages. This proposal aligns with this future land use designation as it is for residential purposes.

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

The proposed use will align with proper renewal, development, and growth.

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**ATTACHMENTS:**

- Zoning Map



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

- Application
- Neighborhood Letter
- 185-ft Buffer Map
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Meeting Minutes
- Affidavit of Publication
- Street Classification Map
- Future Land Use Map – *Raytown on the Rise, 2040* Comprehensive Plan

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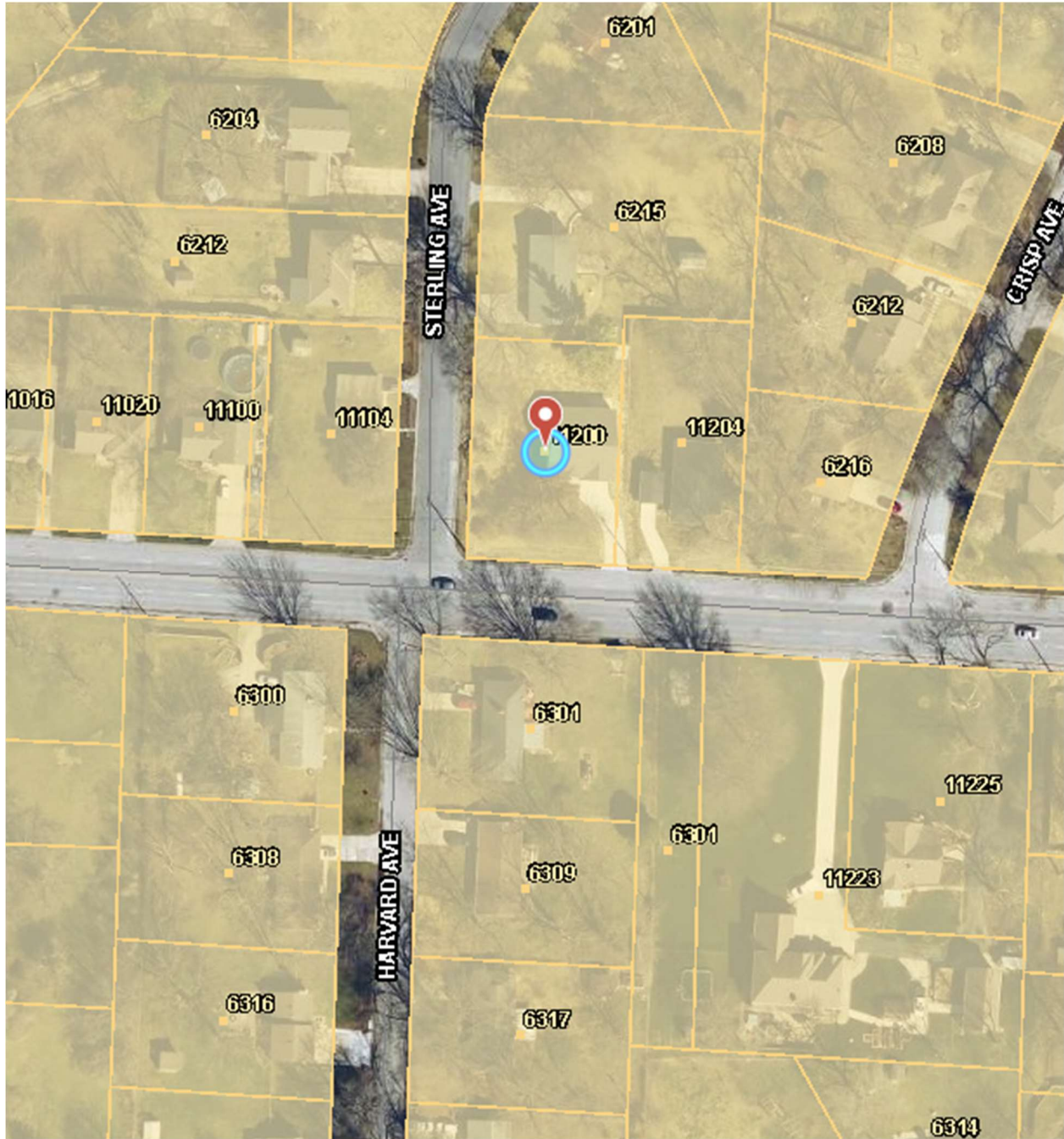
Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2026-08** subject to the following conditions:

1. Staff and visitor parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district. Vehicles are not allowed to park on 63<sup>rd</sup> Street, per Sec. 42-374.
2. At least 500 square feet of contiguous, compact outside recreation area must be provided for every five residents. The recreation area must be fenced with a fence at least 60 inches in height.
3. No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.
4. No traffic shall be generated by the residential care facility between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood.
5. The Conditional Use Permit is granted to Monica Johnson and Mikea Williams and is not transferable.
6. Must abide by all local, state, and federal laws and regulations.



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

**Zoning Map:**





CUP-000286-2026

Planning & Zoning
Application Form

Community Development
10000 E. 59th Street
Raytown, MO 64133
(816) 737-6014
planning@raytown.mo.us

APPLICATION TYPE

- Pre-Application
Conditional Use Permit
Rezoning
Preliminary Plat
Final Plat
Lot Split/Combination
Site Plan
Variance
Appeal

PROJECT INFORMATION AND LOCATION

Project Name: Spiral Resident Home Care for Seniors- Raytown
Project Address / Location: 11200 E 63rd St Raytown MO 64133
Square Feet of Building: 1,438 sqft Acreage: 0.34
Number of Lots/Tracts: 1 Stream Buffer (Y/N): NO
Existing Zoning: R-1 Single Family Residential Proposed Zoning: No Change
Existing Land Use: Single-family residential dwelling Proposed Land Use: Small Res. care home

BASIC APPLICATION REQUIREMENTS

- Completed & Signed Application Form
Application Fee (See Fee Schedule)
Site Plan or Plat (PDF)
2 (Two) 24" x 36" plans for plats & site plans
Project Narrative
Owner/Agent Affidavit
Legal Description
Rezoning/Conditional Use Permit Supplement

CONTACT INFORMATION

Applicant

Name: Monica Johnson
Company:
Address: 11200 E 63rd St Raytown MO 64133
Phone: 816-299-7028
Email: mjohnson4421@yahoo.com

Owner

Name: Mikea Williams
Company:
Address: 11200 E 63rd St Raytown Mo 64133
Phone: 913-602-5456
Email: mikea.chat82@gmail.com

Architect / Engineer / Surveyor / Other

Name:
Company:
Address: N/A - existing residential structure
Phone:
Email:

Architect / Engineer / Surveyor / Other

Name:
Company:
Address:
Phone:
Email:

The applicant hereby agrees that the information provided above is accurate.

OWNER SIGNATURE: M. Williams DATE: 3/19/2026

APPLICANT SIGNATURE: M. Johnson DATE: 3/19/2026



Planning & Zoning  
CUP/Rezoning Supplement

Community Development  
10000 E. 59th Street  
Raytown, MO 64133  
(816) 737-6014  
planning@raytown.mo.us

*Per 50-562(e) of the Raytown Municipal Code, the Planning Commission reviews applications in accordance with RSMo Chapter 89, which requires evaluation of each application using the following criteria/questions:*

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

The residential care home will operate within the existing single-family house and maintain the residential character of the neighborhood. The property will look and function like a normal residence while providing supportive living services for a small number of residents.

**2. The proposed use will be consistent with the uses and zoning of nearby properties because:**

The surrounding properties are residential. The proposed residential care home will maintain the appearance and scale of a single-family home and will not create commercial traffic or activity.

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

The property is currently a residential home and will continue to function as a residential dwelling.

**4. The property is more suited for the proposed use than its current use because:**

The home layout includes multiple bedrooms, common living space, and adequate parking which makes it suitable for a small residential care facility.

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

The proposed use is not expected to create negative impacts. The number of residents will be limited and staffing will be minimal, similar to a normal household.



Planning & Zoning  
CUP/Rezoning Supplement

Community Development  
10000 E. 59th Street  
Raytown, MO 64133  
(816) 737-6014  
planning@raytown.mo.us

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

~~Approval allows the property to provide needed residential care services for seniors in the community.~~

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

~~The property is served by city water, sewer, electricity, and emergency services and requires no infrastructure changes.~~

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8. Additional comments:

~~This project supports the growing need for small residential care homes that allow seniors to live in a home-like environment rather than institutional facilities.~~

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***Please return this page with the general application page. Failure to include this supplementary page will constitute an incomplete application and may delay the process.***

# STATE OF MISSOURI



**Denny Hoskins**  
**Secretary of State**

CORPORATION DIVISION  
CERTIFICATE OF GOOD STANDING

I, DENNY HOSKINS, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

***SPIRAL RESIDENTIAL HOME AND RESPITE CARE LLC***  
***LC014540543***

was created under the laws of this State on the 9th day of April, 2024, and is active, having fully complied with all requirements of this office.

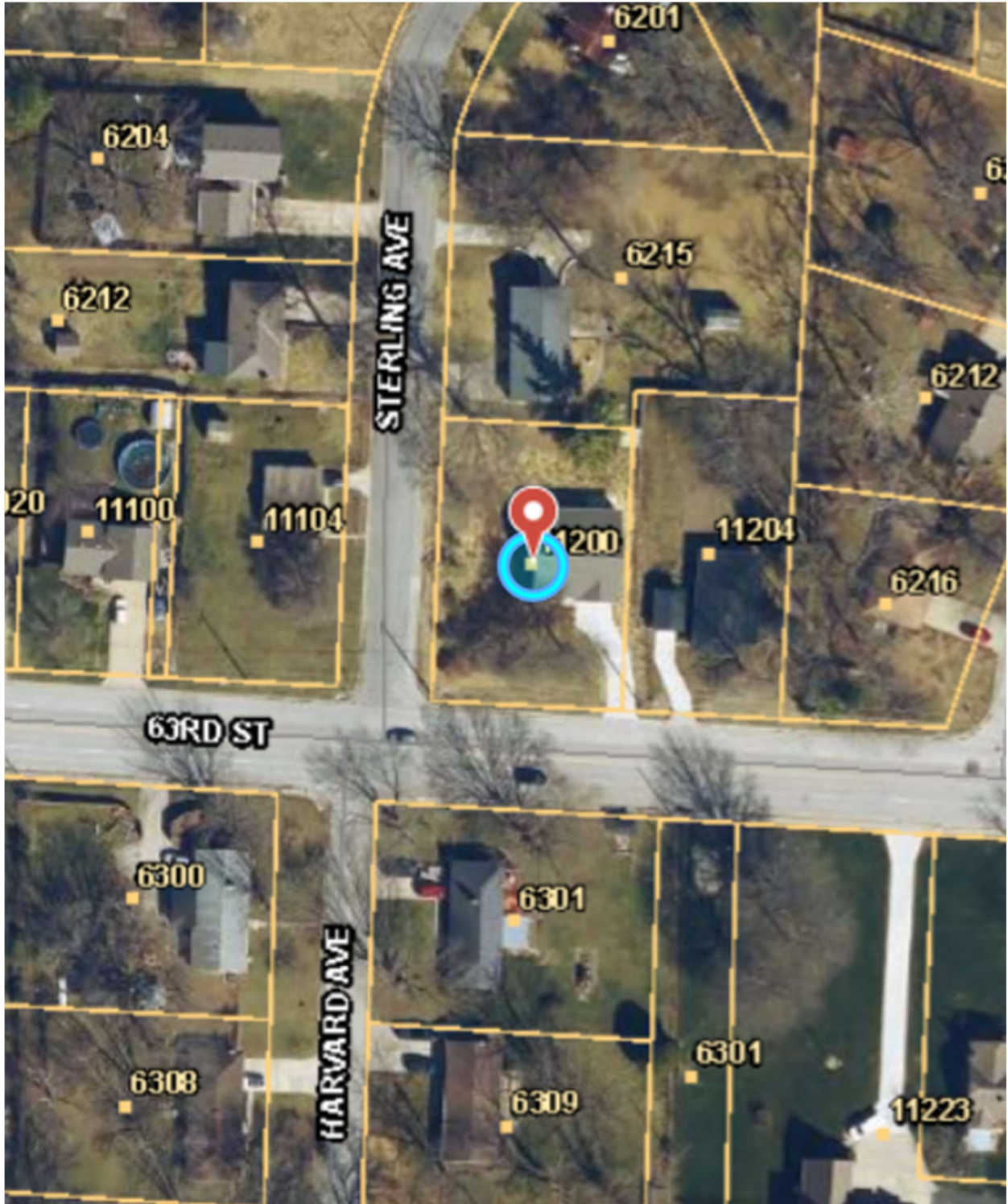
IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 20th day of March, 2026.

*Denny Hoskins*  
Secretary of State



Certification Number: CERT-03202026-0153

Aerial Map



May 5, 2026  
Re: Case No: PZ-2026-08

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 Monica Johnson on behalf of the property owner, Mikea Williams, for a “*Residential Care Facility*,” to be located at 11200 E. 63<sup>rd</sup> Street, Raytown, Missouri, identified by Jackson County Parcel ID#: 45-110-16-12-02-0-00-000, zoned R-1, Low-Density Residential.

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

The applicant will be holding a neighborhood information meeting at Raytown City Hall at 1:00pm on Tuesday, June 9, 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 July 2, 2026**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, June 26, 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, August 4, 2026**.

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

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

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

# Raytown, MO



## Legend

- Road
- Parcel
- Address Point
- City Limit

## Notes

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

257.4      0      128.71      257.4 Feet



## **Neighborhood Meeting Summary**

### **Spiral Residential Home & Respite Care**

### **Proposed Residential Care Facility**

**Neighborhood Meeting Date:** June 9, 2026

**Location:** Raytown, Missouri

### **Summary of Neighborhood Meeting**

On June 9, 2026, Spiral Residential Home & Respite Care conducted a neighborhood meeting to discuss the proposed residential care home and provide neighboring residents with an opportunity to ask questions and voice any concerns.

One neighborhood resident attended the meeting. Initially, the attendee expressed concern regarding the possibility of the property being used to house troubled or at-risk youth. After receiving clarification that the proposed facility is intended exclusively to serve elderly and disabled adults who require assistance with activities of daily living, the attendee expressed support for the project.

During the discussion, representatives of Spiral Residential Home & Respite Care explained that, through the services provided by Spiral Health Systems, there is a growing need for residential care options for individuals who require 24-hour support but prefer not to enter a traditional nursing home setting. The proposed residence is intended to provide a safe, home-like environment where residents can continue receiving care while maintaining a higher quality of life and independence.

Additional topics discussed included:

- The anticipated number of residents to be served within the home.
- Parking accommodations and traffic considerations.
- The overall operations and purpose of the residential care home.
- The benefits of providing community-based care for elderly and disabled individuals.

The attendee indicated that he understood the purpose of the facility and stated that he supported the vision of the project. He further shared that he has elderly parents and recognized the value of having residential care options available within the community.

In addition to the formal meeting, representatives have received several inquiries from neighbors through informal conversations and door-to-door discussions. After explaining the nature of the proposed residential care home, its target population, and operational

model, community members generally expressed support and did not raise significant objections. Feedback received has been positive, with residents demonstrating an understanding of the need for quality residential care services for seniors and individuals with disabilities.

### **Conclusion**

Based on the neighborhood meeting and subsequent discussions with nearby residents, the overall response from the community has been supportive. Neighbors who have inquired about the project have expressed understanding of the facility's purpose and the need for residential care services that allow elderly and disabled individuals to receive assistance in a home-like setting rather than a nursing facility.

Spiral Residential Home & Respite Care appreciates the opportunity to engage with the community and remains committed to being a responsible neighbor while providing much-needed residential care services to Raytown residents and surrounding communities.

### **Submitted by:**

Spiral Residential Home & Respite Care, LLC

Monica Johnson and Mikea Williams

June 2026

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

Re: Legal Notice 4165425, 11200 E 63rd Street, Raytown,  
Missouri

State of MO }  
County of Jackson County }

Before the undersigned Notary Public personally appeared Germaine Lambert 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 05/25/2026 edition and ending with the 05/25/2026 edition for a total of 1 publications, and that the date of publications were as follows: 05/25/2026.

Publishers fee: \$60.32

By: Germaine Lambert  
Germaine Lambert

Sworn to me on this 27<sup>th</sup> day of  
May 2026

By: Angela M Bridgewater  
Angela Bridgewater  
Notary Public, State of MO  
No. 17091312  
Qualified in Jefferson County  
My commission expires on  
March 22, 2029

ANGELA M BRIDGEWATER  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Jefferson County  
My Commission Expires: March 22, 2029  
Commission Number: 17091312

### Notice of Public Hearings

Affected Property: 11200 E 63rd  
Street, Raytown, Missouri  
Jackson County Parcel ID # 45-110-16-  
12-02-0-00-000

A public hearing to consider a  
Conditional Use Permit application  
for a "Residential Care Facility" use,  
filed by Monica Johnson on behalf of  
the property owner, Mikea Williams,  
to be located at 11200 E. 63rd Street  
in Raytown, Missouri, zoned R-1,  
Low-Density Residential, will be held  
by the Raytown Planning & Zoning  
Commission at 6:00pm on Thursday,  
July 2, 2026. The applicant intends to  
operate a Residential Care Facility for  
seniors within the home. The packet  
and agenda will be available for view  
on the City of Raytown website on  
Friday, June 26, 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,  
August 4, 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](mailto:shanak@raytown.mo.us).

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

4165425 Jackson May 25, 2026



2014-2015

HIGHWAY  
ARTERIAL  
COLLECTOR

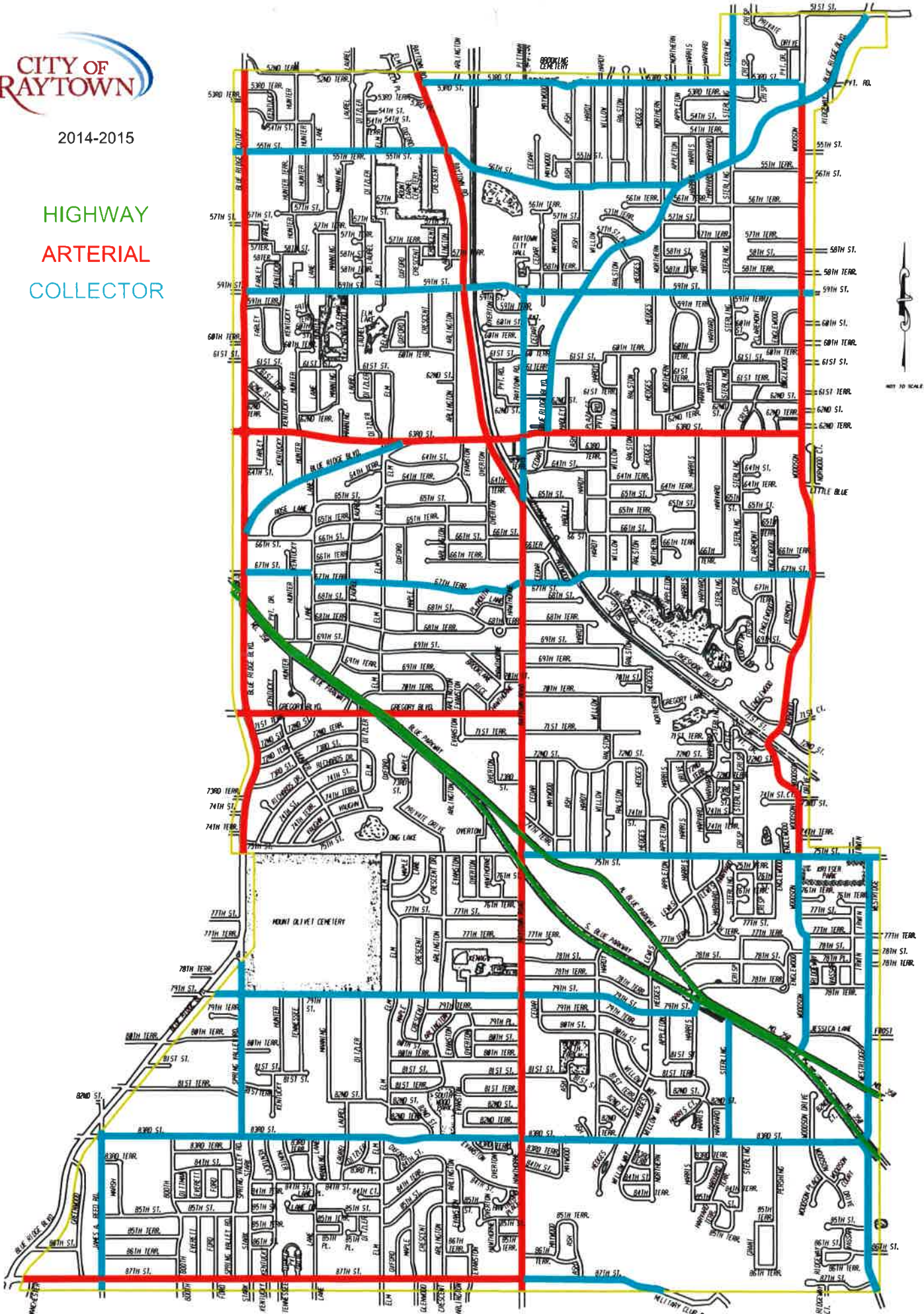


Figure 27: Future Land Use Map

