

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION**

AGENDA

**March 7, 2019
7:00 pm**

**Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Meyers:	Emerson:
Bettis:	Robinson:	Frazier:
Stock:	Dwight:	Cochran:

3. Approval of January 3, 2019 Meeting Minutes

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

4. Old Business – None

5. New Business

A. Case No.: PZ-2019-02

Applicant: Jerry Applegate

Reason: Conditional Use Permit for a Monument Sign in a R-1 zoning district

- 1. Introduction of Application by Chair
- 2. Explanation of any exparte' communication from Commission members regarding the application
- 3. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Conditional Use Permit Application
 - c. Application Supporting Documents
 - d. Application Permit and Receipt
 - e. Public Notice Guide
 - f. Neighborhood meeting invite, summary and sign-in sheet

- g. Applicant's site plan and supporting plan documents
- 4. Introduction of Application by Staff
- 5. Presentation of Application by Applicant
- 6. Additional Staff Comments and Recommendation
- 7. Board Discussion
- 8. Board Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

6. Other Business- None

8. Set Future Meeting Date - Thursday, April 4, 2019 at 7:00 PM

9. Adjourn

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION**

MINUTES

January 3, 2018

7:00 pm

**Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Absent	Meyers:	Present	Emerson:	Present
Bettis:	Present	Robinson:	Present	Frazier:	Present
Stock:	Present	Dwight:	Absent	Cochran:	Present

3. Approval of October 4, 2018 Meeting Minutes

- a) Revisions – Mrs. Stock and Mrs. Emerson both found several minor errors and submitted them to Community Development Director, Ray Haydaripoor for revisions after conclusion of tonight’s meeting.
- b) Motion to approve – Mrs. Stock recommends approval of these changes
- c) Second – Mr. Frazier
- d) Additional Board Discussion – N/A
- e) Vote – Approve (7-0)

4. Old Business - None

5. New Business

A. Case No.: PZ-2018-11

Applicant: Greg Stervinou

Reason: Requesting the rezoning of property at 10009 E 59th Street to R-1

- 1. Introduction of Application by Chair (Stock)**
- 2. Explanation of any exparte’ communication from Commission members regarding the application**
Mr. Meyers says he has had some communication with the applicant but it will not affect the hearing
- 3. Enter Additional Relevant City Exhibits into the Record:**
 - a. Staff report
 - b. Rezoning Application
 - c. Deed to property

- d. Jackson County paid tax receipt
- e. Notice of Public Hearing
- f. Site Plan Comment Review Letter
- g. Applicant Response Letter
- h. Neighborhood meeting invite and sign-in sheet
- i. Property's sewer as-built
- j. 1988 topographical map
- k. Excerpt of Raytown's Comprehensive Plan
- l. Applicant's site plan and supporting plan documents

4. Introduction of Application by Staff

Mr. Haydaripoor introduces the case to the commission. The applicant is proposing to rezone the parcel of land at 10009 E 59th St. from NC (Neighborhood Commercial) to R-1 (Low Density Residential). The applicant wishes to construct a single-family residential on the lot if the rezoning is approved. The lot has been vacant for several years and the existing surrounding land uses are other single-family homes. The parcel is also within the Central Business District (CBD) which requires additional design guidelines.

5. Presentation of Application by Applicant

Jennifer Baird, City Attorney, swears applicant, Greg Stervinou in to the public hearing.

Mr. Stervinou introduces the proposed rezoning and construction. Mr. Stervinou explains how he saw the lot for sale. He is now under contract with the seller with the stipulation being that he is able to construct a single-family home on the lot. He only has one concern with the conditions as outlined in the staff report: #2 – the property must follow CBD construction design guidelines.

Mrs. Stock asked Mr. Stervinou if staff gave him a copy of the CBD design guidelines.

Mr. Stervinou confirms he received the guidelines but did not understand a lot of them.

Mrs. Cochran asked Mr. Stervinou if the proposed single-family home would be for rent or for sale.

Mr. Stervinou says the intent is to sell the home but if he needed to, he would entertain the idea of renting it short-term.

6. Additional Staff Comments and Recommendation

Mr. Haydaripoor displays three slides for the commissioners. One shows an aerial view of the vacant parcel. The next shows the parcel with its immediate surroundings and their zoning classifications. The final slide shows the parcel's location within the Central Business District boundaries.

Mr. Haydaripoor goes through the factors to be considered section of the staff report. He explains how the lots surrounding 10009 E 59th Street have a mix of different land uses and zoning classifications. Mr. Haydaripoor explains that through Public Works' sewer as-built records, staff was able to determine that the property in question was last occupied in the late 1980's as a single-family home. The sewer connection was disconnected for an unknown reason in 1989. Staff found no detrimental effects to nearby properties if the rezoning is approved. The only negative aspect

would be the presence of spot zoning. Due to the fact that the land uses surrounding the lot are already legally-nonconforming, this is not especially an issue.

Because the property was once developed, all necessary utilities and public services are available on the site and capable of serving the proposed use. Mr. Haydaripoor explains how Raytown's Future Land Use Map as part of the Comprehensive Plan identifies the subject property as an area for downtown district use. These areas should be actively developed as mixed-use districts of primarily medium to high-density housing. The plan also states that single-family homes should be limited or not allowed. Haydaripoor states that staff would not consider the proposed single-family home as a detriment to the downtown district.

Mr. Haydaripoor goes over staff's recommendation and conditions with the commissioners.

7. Board Discussion

Mrs. Emerson asks Mr. Haydaripoor when the house that used to be on the lot was demolished. Mr. Haydaripoor responds by saying that while the exact demolition date or year is unclear, the sewer was disconnected in 1989.

Mrs. Baird swears Amy Thiede in to the public hearing.

Mrs. Thiede states that through her research, she has found that the house was torn down in 1975 and has been vacant ever since.

Mrs. Emerson asks if the house can still be built without the property being rezoned.

Mrs. Baird states that per city zoning section, the only option is to rezone the property. She does not see how the city can approve the construction of the home due to the fact that single-family homes are not permitted in the zoning district.

Mrs. Emerson confirms that even though only single-family homes exist around the proposed lot.

Mrs. Baird explains that these are legal nonconforming uses and will be allowed until the use is destroyed or changes.

Mrs. Stock feels uncomfortable approving the construction of the home without rezoning, even though it would be spot zoning.

Mrs. Baird states that she believes the applicant's best option would be to have the case heard at the Board of Zoning Adjustment.

Mr. Bettis and Mr. Meyers question if the applicant can build the single-family home on the lot without rezoning.

Mr. Haydaripoor states that the applicant would not be issued a permit for a single-family home without rezoning.

Mr. Meyers confirms that if one of the legally nonconforming single-family homes were to burn down, they would face similar obstacles as tonight's applicant. Mr. Haydaripoor agrees.

Mr. Meyers brings up the point that much of Raytown has zoning situations similar to this because of the age of the community. He says that the commission sees many spot zoning requests.

Mrs. Emerson asks if the commission decides to approve the rezoning, it would go with the four conditions listed.

Mr. Haydaripoor announces that he has two additional conditions that he needs to add: 1) The applicant submit five copies of 24-inch x 36-inch engineered site plans for review and 2) The site plans are approved.

Mr. Bettis asks what is involved in the site plan to be approved.

Mr. Haydaripoor says there are certain checklists of items that need to be followed for site plans (setbacks, right of ways, building size, etc.)

Mr. Frazier asks about what requirements the applicant would need to meet regarding the CBD standards. He also has a concern with a two-story home next to mainly one-story homes.

Mr. Haydaripoor says that the CBD consists of landscape, materiality, colors, roof pitch and size and other regulations.

Mrs. Stock mentions that one change that Mr. Stervinou could make would be to move the house up further in the lot.

Mr. Stervinou says that he will use setbacks that are in line with the houses on either side of the existing property and would use the existing approach and sidewalk. He says he would repair the sidewalk, if need be. Stervinou says that he has landscaping plan already and that the materials will be the same as the homes he has previously built behind the Dollar General on 63rd Street. Mr. Stervinou feels that he has had to jump through enough hoops as it is and if more restrictions or guidelines are imposed on him, he is not sure if he would be interested. The proposed home is split entry and therefore not two-stories.

Mrs. Stock says that she does not remember the exact guidelines for the CBD. She knows that lighting is even included.

Mrs. Thiede states that she is more familiar with the CBD design guidelines than she would like to be and that they are very "painful". She asks the commissioners to seriously consider the application because she is currently unable to sell the property because no one wants to develop the land as a commercial business. Mrs. Thiede states that people who go into City Hall to discuss a business on the property, they have been told that the use would not be approved outright. She is frustrated that the CBD guidelines do not address single-family residential uses.

Mr. Haydaripoor states that since he has been the Director of Community Development, there has not been anybody who has approached staff about the lot. Standard practice is to sit down with the prospective builder and discuss all options.

Mrs. Stock states that she would advise that the case be tabled for a month to give Mr. Stervinou and staff the opportunity to go through the CBD guidelines together and figure out what items have been met, what items need to be met and what items might be waived. Mr. Haydaripoor is supportive of the recommendation.

Mrs. Cochran asks if there are any other R-1 lots in the CBD. Mr. Haydaripoor states that if this lot is rezoned to R-1, it would be the only lot within the CBD boundaries that is zoned R-1.

Mrs. Cochran asks if it might be the case that the CBD guidelines don't reference R-1 lots because of this. Mr. Haydaripoor states that this very well may be the case.

Mr. Stervinou states that the CBD does not address R-1 lots. He says he is not interested in sitting down with staff. He just wants to know what he needs to do and what is required. He asks that the rezoning be approved conditionally tonight given these changes be made.

Mr. Frazier asks if the driveway is going down grade into the house. Mr. Frazier says that it is flat.

Mr. Bettis states his only concern is that if the rezoning goes through and construction does not occur, there would be a vacant R-1 lot and we would be in the same situation.

Mr. Stervinou asks when the next meeting is. Mr. Haydaripoor states it would be the first week of February.

Mr. Meyers states that it would not be the first time the commission would grant waivers to CBD standards. Mr. Meyers says that he believes Mr. Stervinou is quite serious about the project. He states that he wants the city to be known for treating applicants in a fair manner. Mr. Meyers tells Mrs. Thiede that this is her best chance to sell the lot. He is confident that the applicant, commission and staff can work together to get the project worked out.

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

- a. Motion – Mrs. Stock motions to table PZ Case 2018-11 to the February 7th 2019 Planning and Zoning Commission at 7:00 PM.
- b. Second – Mrs. Cochran
- c. Additional Board Discussion – N/A
- d. Vote – Yes (7-0)

6. Other Business- None

8. Set Future Meeting Date - Thursday, February 7, 2019 at 7:00 PM

9. Adjourn



Staff Report

Community Development
Planning and Development Services

PZ 2019-02

To: City of Raytown Planning and Zoning Commission
From: Ray Haydaripoor, Director of Community Development
Date: March 7, 2019
Re: Application for Conditional Use Permit

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Jerry Applegate
Property Owner: First General Baptist Church
Property Location: 9003 E. 87th Street
Request: To install a monument sign in a R-1 zoning district

Jerry Applegate, the pastor of Lane Avenue Baptist Church, is requesting Conditional Use Permit (CUP) approval of a monument sign in an R-1 zoning district. Per Raytown's sign regulations, the monument sign type is only conditionally approved in this zoning district. The new monument sign will be located at the same location as the current one shown in Figure 1. The replacement of the existing sign with a new one will void the legal nonconformity hence the need for a CUP.

In addition to this CUP request, the proposed sign will also have a hearing in front of the Board of Zoning Adjustment (BZA) in April. Two variances will be requested – the first being a variance to allow for illuminated sign in a R-1 zoning district and the other being variance for total sign height.



Figure 1 – Street view of Lane Avenue Baptist Church and current monument sign

BACKGROUND

Property's Zoning Classification	Low Density Residential (R-1)
Surrounding Properties' Zoning	Low and High Density Residential (R-1 and R-3)
Surrounding Overlay	N/A
Surrounding Land Use	Single-Family and Multi-Family Homes
Designated Future Land Use	Single Family Residential
Ward	Ward 5
Approximate Land Area	0.56 acres
Roadway Classification	Primary Arterial



Figure 2 – Aerial view of Lane Avenue Baptist Church site, sign location, and surrounding zoning

SITE DESCRIPTION AND PRESENT USE

The Lane Avenue Baptist Church site straddles the Raytown-Kansas City border. The portion of the property that is within Raytown city limits is completely vacant except for the current monument sign, a driveway and a flag pole. The church itself is located in the back half of the parcel, which is in Kansas City city limits.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The church faces 87th Street, which is designated as a Primary Arterial road by the City of Raytown. On the East side of the church, single-family homes face both sides of 87th Street. To the West of the church, there are single-family homes on the South of the street and some multi-family apartments and duplexes on the North side of the street.



Staff Report

Community Development
Planning and Development Services

HISTORY

Lane Avenue Baptist Church has been located at this location since 1975, originally operating as 1st General Baptist Church of Kansas City. The church was the first and has been the only use for the building since it was constructed in 1975.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on February 19, 2019. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on February 18, 2019. To date, the Community Development Department has received no letters/calls regarding this application.

ANALYSIS

In considering and making a decision on an application for a conditional use permit, consideration is required to be given by the city to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to, the following factors.

NOTE: The Conditional Use Permit (CUP) being applied for here is unique in that it is for a sign. The typical CUP application is for a land use that is not permitted outright in a specific zoning district. Similarly to the typical CUP application, the proposed sign type of a Monument Sign is not permitted outright in the R-1 zoning district that the church is in.

1. Stability and integrity of the various zoning districts

The parcel and all adjacent lots are zoned either Low-Density Residential (R-1) or High-Density Residential (R-3). The uses of surrounding properties are more specifically described below:

- North: Single and Multi-Family Homes
- East: Single-Family Homes
- South: Single-Family Homes
- West: Single-Family Homes

2. Conservation of property values

No change to neighboring property values is expected. There is already an existing legal nonconforming monument sign on the church lot. The new sign will simply replace the existing one, which should not change anything for neighboring properties.

3. Protection against fire and casualties

The existing sign already has electrical running to it and will be used for the new sign. Staff has no concern of fire and/or casualties regarding this project.

4. Observation of general police regulations

The proposed sign will not violate any general police regulations.

5. Prevention of traffic congestion

The proposed sign will not increase traffic congestion coming to or from the church.



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Planning and Development Services

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

The proposed sign will not affect traffic safety nor the orderly parking of motor vehicles.

7. Promotion of the safety of individuals and property

The proposed sign will not affect the safety of individuals or property.

8. Provision for adequate light and air

The proposed sign will not affect the air quality of the area. The proposed sign will have an electric change copy message board that applicant, Jerry Applegate, has said will be dimmed during the night time and will only change once every 24 hours (per city code).

9. Prevention of overcrowding and excessive intensity of land uses

The proposed sign will not affect the intensity of land uses in the area.

10. Provision for public utilities and schools

The proposed sign will not affect any public utilities or schools.

11. Invasion by inappropriate uses

Staff does not view the monument sign as an inappropriate use at this location.

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

The property on which the proposed sign would be located is developed and does not necessitate any building improvements.

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

Staff has no concerns regarding the proposed sign adhering to overall planning principles.

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

The proposed sign will not affect the orderly and proper renewal, development or growth of the city.

RECOMMENDATION

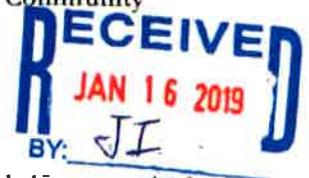
Staff recommends approval of Case No. PZ 2019-02 – Conditional Use Permit for a monument sign to be located at 9003 E. 87th Street.

Step-By-Step Directions for
Conditional Use Permit Application Process



STEP 1

Submit application with \$450 and the items listed on the attached checklist to the Community Development Department by the applicable application submittal deadline.



PART I **BACKGROUND INFORMATION**

Please note that only the property owner, or an authorized agent acting on his/her behalf, can apply for Zoning Amendments. If an agent is appointed, the owner must still sign item 8. The application will not be accepted without this signature.

PART II **CONDITIONAL USE PERMIT INFORMATION**

Please answer all questions as completely as possible. If you need help, the Community Development Department would be glad to assist you in completing this form.

PART III **DOCUMENT CHECKLIST**

The application cannot be processed without each of the listed documents. Please submit with application.

STEP 2

The Community Development Department sets a date for a public hearing before the Planning and Zoning Commission. All property owners within 185 feet are notified by mail of the hearing. There will also be a notice published in the newspaper and a sign posted on the property. Members of the general public are invited to comment.

STEP 3

Following the hearing the Planning and Zoning Commission submits a recommendation to approve or deny the request to the Raytown Board of Aldermen.

STEP 4

The Board of Aldermen normally meets at 7:00 p.m. on the first and third Tuesday of each month. Applications can only be approved after two readings and approval by the Board of Aldermen.

NOTE:

UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 74 DAYS IS REQUIRED FROM SUBMISSION OF A COMPLETED APPLICATION TO FINAL DECISION.

Case Number _____
Date Received _____
Map Page _____

**CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT**

PART I Background Information

1. This request applies to property at the following address:

9003 E. 89th ST. RAYTOWN, MO 64138

2. The name(s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
<u>FIRST General BAPTIST CHURCH OF KANSAS CITY</u>	<u>DBA LAURE AVENUE BAPTIST CHURCH</u>	
<u>9003 E. 89th ST. RAYTOWN MO</u>		<u>816-737-0370</u>

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name	Address	Phone/Email
<u>Jerry Applegate</u>	<u>10412 E. 65th ST. RAYTOWN, MO</u>	<u>816-289-6725 jerryapplegate@msn.com</u>

4. The property is currently being used for the following purposes:

CHURCH SIGN

5. Zoning classification of the property: R-1

6. Specify the use desired for the property: MONUMENT SIGNS

7. Please list all existing structures and their heights located on the property:

Structure	Height
<u>CHURCH SIGN</u>	

8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

Jerry Applegate (PASTOR)

PART II Conditional Use Permit Information

In considering an application for a conditional use permit, the city shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to the following factors:

1. The stability and integrity of the various zoning districts;
2. Conservation of property values;
3. Protection against fire and casualties;
4. Observation of general police regulations;
5. Prevention of traffic congestion;
6. Promotion of traffic safety and the orderly parking of motor vehicles;
7. Promotion of the safety of individuals and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

The information provided by the applicant to the following questions is an opportunity to justify approval of a conditional use permit based on the above listed factors.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed conditional use will be in keeping with the character of the neighborhood because:

THE EXISTING SIGN HAS BEEN IN THIS LOCATION AND HAS NEVER CREATED A PROBLEM FOR THE NEIGHBORHOOD. WE HAVE NEVER HEARD ANY COMPLAINTS ABOUT IT.

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

BASICALLY BECAUSE IT SETS ON A LARGE LOT BY ITSELF, THE SIGN WILL NOT INTERFERE WITH ANY NEARBY PARCELS.

C. This property is more suited for the proposed use than its current uses because:

N/A - JI

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

NO DETRIMENTAL EFFECTS ON NEARBY PARCELS

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

N/A - JI

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

THE SIGN HAS ALREADY BEEN BUILT AND THE CLIENT HAS ALREADY PAID 1/2 OF THE COST. THE SIGN COMPANY INDICATED THEY WOULD TAKE CARE OF THE PERMIT SO WE HAD NO REASON TO CHECK ON THE PERMIT. ALSO, WE HAVE A GRANT THAT WILL EXPIRE MAY 31ST, 2019.

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

N/A - JI

H. Additional comments:

All the church is trying to do is replace the existing sign with one that looks identical from the outside but the inside would be computer controlled instead of having to change the message manually. We understand that is could not have scrolling or flashing lights. It would automatically dim during the night time hours.

**Checklist for
Planning and Zoning Commission Applications**

This application cannot be processed until each of the following items has been submitted.

Date Completed

- _____ ~~✓~~ Application fee of \$450.00. ✓
- _____ ~~✓~~ N/A A written and signed certification from the County Treasurer's office that all property taxes for the parcel has been paid.
- _____ ~~✓~~ N/A Legal description of the property to which the request applies in an electronic format.
- _____ Copy of a deed showing ownership. ✓
- _____ ✓ A site plan indicating information specified for the Site Plan Review Process.
- _____ ~~✓~~ N/A Traffic Impact Analysis containing information as specified on the attached sheet.
- _____ ~~✓~~ N/A Storm Drainage Analysis unless waived by Director of Public Works.
- _____ ✓ Signage information for any signage to be installed as part of the proposed use.

Received for Recorder of Deeds
STATE OF MISSOURI) SS
JACKSON COUNTY)
I CERTIFY INSTRUMENT RECEIVED

1976 SEP 9 PM 3 38

RECORDED 1699 PAGE 1317
STEVEN A. GORIOSO
DIRECTOR OF RECORDS

JCF 100
300
4.00

Missouri Warranty Deed

This Indenture, Made on the 7th day of September A. D., One Thousand Nine Hundred and Seventy-six by and between

Charles R. Stewart, a single person

of the County of Jackson, State of Missouri party of the first part, and

First General Baptist Church of Kansas City

of the County of Jackson, State of Missouri party of the second part,

(Mailing address of said first named grantee is 9003 E. 87th Street, Kansas City, Mo.)
9,6113 E. 107TH ST. K.C. MO. 64134

WITNESSETH: THAT THE SAID PARTY OF THE FIRST PART, in consideration of the

sum of Ten dollars and other valuable considerations DOLLARS,

to him paid by said party of the second part (receipt of which is hereby acknowledge), do

by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second

part their heirs and assigns, the following described lots, tracts and parcels of land

lying, being and situate in the County of Jackson and State of Missouri, to wit:

99-2 048-32

The East 148.32 feet, EXCEPT the North 343 feet thereof, of the following described tract: Beginning at a point 20 feet East and 270 feet South of the Northwest corner of the West 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 20, Township 48, Range 32; thence South 391.92 feet to the South line of said West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 20; thence East 312.19 feet to the East line of said West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 20; thence North 631.71 feet; thence West 181.32 feet; thence South 240 feet; thence West 131 feet to the point of beginning, in Kansas City, Jackson, County, Missouri.

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 party of the second part and unto their heirs and assigns forever; the said party hereby covenanting that he is

lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by him or those under whom he claims, and that he will warrant and defend the title to the said premises unto the said party of the second part and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

Charles R. Stewart and Esther C. Stewart were husband and wife when they took title to subject property and they remained husband and wife continuously until the date of her death 4-12-76 at Raytown, Missouri.

IN WITNESS WHEREOF, The said party of the first part has hereunto set hand and seal the day and year above written.

_____(SEAL) Charles R. Stewart (SEAL)
Charles R. Stewart (SEAL)

In the State of Missouri, County of Jackson, on this 7th day of September, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles R. Stewart

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as his free act and deed, and the said Charles R. Stewart further declared to be unmarried.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.
(Seal) Sharon Harris
Notary Public

My Term Expires September 20, 1979



Property Account Summary

Parcel Number	50-230-18-04-00-0-00-000	Property Address	9003 E 87TH ST , RAYTOWN, MO 64138
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General Information

Property Description	SEC-20 TWP-48 RNG-32---PT OF SW 1/4 DAF:-BEG 180' MOL E & 30' S OF NW COR NW 1/4 NE 1/4 SW 1/4 TH S 170' MOL TH E 150' MOL TH N 170' MOL TH W 150' MOL TO POB (EX N 10' IN ROW)
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	018

Property Characteristics

Property Class	2000
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Parties

Role	Percent	Name	Address
Taxpayer	100	FIRST GENERAL BAPTIST CHURCH	9003 E 87, RAYTOWN, MO 64138 UNITED STATES
Owner	100	FIRST GENERAL BAPTIST CHURCH	9003 E 87, RAYTOWN, MO 64138 UNITED STATES

Property Values

Value Type	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Market Value Total	28,360	28,360	21,815	21,815	21,815
Taxable Value Total	0	0	0	0	0
Assessed Value Total	9,075	9,075	6,981	6,981	6,981

Active Exemptions

E09 Religious	
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No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, 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).

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - RAYTOWN	0.000000
FIRE DISTRICT - RAYTOWN	0.000000
HICKMAN MILLS SCHOOL C-1	0.000000
JACKSON COUNTY	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
MID-CONTINENT LIBRARY	0.000000
STATE BLIND PENSION	0.000000

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Events Found					

REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a

case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. **Click here to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. NOTE: Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.**

ATTENTION: This website will close at 11:00 p.m. on December 31.
Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

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Version 1.0.5228.20119



Community Development Department
 Planning & Zoning Division
 10000 E. 59th Street
 Raytown, MO 64133
 Office (816) 737-6011 Fax (816) 737-6164

CONDITIONAL USE PERMIT - PERMIT

PERMIT #:	USE-000026-2019	APPLICATION DATE:	1/16/2019
		EXPIRATION DATE:	1/17/2019
JOB ADDRESS:	9003 E 87 STREET	LOT #:	
SUBDIVISION:		BLK #:	
PROPERTY OWNER:	FIRST GENERAL BAPTIST CHURCH		
ADDRESS	9003 E 87 STREET		
CITY, STATE ZIP:	RAYTOWN, MO 64138		
PHONE:	816-737-0370		
VALUATION:	N/A		
SQ FT			
OCCP TYPE:			
CNST TYPE:			
DESCRIPTION OF WORK:			

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	CONDITIONAL USE PERMIT	\$450.00
TOTAL		\$450.00

Inspection Information

1. All inspections require two working days (48 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

This permit is issued in reliance upon information submitted by the applicant. The Building Official may suspend or revoke a permit whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of the adopted code, city ordinance or regulations. This permit shall become null and void if the work authorized by this permit is suspended for a period of 180 days or is not commenced within 180 days. Approval of the plans or any inspections of this project shall not be construed as an approval of a violation of the codes or ordinances of the City of Raytown.


1/18/2019
 Issued By: _____ Date: _____ Applicant: _____ Date: _____

CITY OF RAYTOWN
10000 East 59th Street
Raytown, MO 64133
816-737-6000

DATE : 01/18/2019 8:46 AM
OPER : DPA
TKBY : Community Developmen
TERM : 35
REC# : R00254971

EG EnterGov 450.00
INV-00002897 450.00

Paid By:FIRST GENERAL BAPTIST CHURCH
2-CHK 450.00 REF:2708

APPLIED 450.00
TENDERED 450.00
CHANGE 0.00



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

Case Number: 2019-02 Public Hearing Date: March 7

Sign Posting

As the applicant of a rezoning, preliminary plat, planned development, conditional use permit and/or site plan application, per Sec. 50-560.02., you are required to post a sign informing the general public that a hearing will be held concerning the pending application. The sign can be picked up from the Community Development Department at Raytown City Hall during regular business hours. It must be posted at least 15 days prior to the date of the public hearing.

Sign must be posted by: February 20

The sign must be posted so that the sign is clearly visible from the street. As the applicant, you are responsible for maintaining the sign on the property leading up to the hearing, through the hearing, and through any continuances of the hearing.

Neighborhood Information Meeting

As the applicant of a rezoning, preliminary plat, planned development, conditional use permit and/or site plan application, per Sec. 50-560.01., you are required to host a neighborhood information meeting prior to the public hearing date. This citizen participation requirement is designed to inform and involve neighboring residents in the process of community change. It is not intended that complete consensus be achieved on all applications, but rather neighborhood concerns be identified early on and addressed to some degree prior to the public hearing.

You will be required to send a courtesy notice to property owners within 185 feet of the applicant property. City Staff will provide you with the list of addresses you will be required to send letters to.

The notice should provide a brief description of the application and will establish a date and location for a neighborhood meeting to discuss the issues regarding the application. The meeting shall be held at least two weeks prior to the planning commission meeting for which the application is scheduled. Notices must be sent out at least eight (8) days prior to the neighborhood meeting date.

Meeting must be held by: February 21 Notices must be sent by: February 13

The applicant is welcome to host the neighborhood meeting at Raytown City Hall in our council chambers during regular business hours. Please contact the Community Development Department to schedule a time.

The applicant should submit a written summary report identifying the number of persons attending the meeting, the issues raised, and the resolution to any issues solved. The report shall be submitted to the Community Development Department at least ten (10) days prior to the date of the planning commission meeting.

Meeting summary submitted by: February 25

Notice of Public Hearing

The Community Development Department has received an application for a Conditional Use Permit for a new monument sign for the property at 9003 E. 87th Street in Raytown, Missouri.

A public hearing to consider this conditional use permit application will be held by the Raytown Planning & Zoning Commission at **7:00pm on Thursday March 7, 2019.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application tentatively scheduled for **7:00pm on Tuesday, April 2, 2019.**

Both 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 hearing to ask questions and provide comment 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 telephone at (816) 737-6093 or by e-mail at rayh@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order 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.

11701473 Jackson Feb. 19, 2019

owner	ownercity	ownerstate	SitusCity	SitusState	ownerzipco	SitusAddr	SitusZipCo
SARTAIN PROPERTY MANAGEMENT CO LLC	KANSAS CITY	MO	RAYTOWN	MO	64138	9012 E 87TH ST	64138
FIRST GENERAL BAPTIST CHRCH	KANSAS CITY	MO	RAYTOWN	MO	64138	9001 E 87TH ST	64138
MCMANUS PHILLIP B & MCMANUS JAMES	RAYTOWN	MO	RAYTOWN	MO	64138	9008 E 87TH ST	64138
BEEBE ROBERT E JR & VICTORIA L	OAK GROVE	MO	RAYTOWN	MO	64075	9006 E 87TH ST	64138
VALENCIA APARTMENTS LLC	LENEXA	KS	RAYTOWN	MO	66215	9010 E 87TH ST APT A1	64138
BYRD CHARLES C & EARTHA L	KANSAS CITY	MO	KANSAS CITY	MO	64130	9015 E 87TH ST	64138
FENTON PAUL A	SUN VALLEY	CA	RAYTOWN	MO	91352	9000 E 87TH ST	64138
R INVESTMENT LLC	KANSAS CITY	MO	RAYTOWN	MO	64151	8634 LANE AVE APT 1	64138
FIRST GENERAL BAPTIST CHRCH	KANSAS CITY	MO	KANSAS CITY	MO	64138	9001 E 87TH ST UNIT A	64138
FIRST GENERAL BAPTIST CHRCH	KANSAS CITY	MO	KANSAS CITY	MO	64138	8715 LANE AVE	64138
BYRD CHARLES C & EARTHA L	KANSAS CITY	MO	RAYTOWN	MO	64130	9015 E 87TH ST	64138
FIRST GENERAL BAPTIST CHURCH	RAYTOWN	MO	RAYTOWN	MO	64138	9003 E 87TH ST	64138
FIRST GENERAL BAPTIST CHURCH	WILBURN	AR	KANSAS CITY	MO	72179-0006	8713 LANE AVE	64138
HILL GARLAND E & SHARON L	RAYTOWN	MO	RAYTOWN	MO	64138	9007 E 87TH ST	64138
FIRST GENERAL BAPTIST CHURCH	RAYTOWN	MO	KANSAS CITY	MO	64138	9003 E 87TH ST	64138



LANE AVENUE BAPTIST CHURCH

9003 East 87th Street
Kansas City, Missouri 64138
(816) 737-0370 (Office)
(816) 289-6725 (Cell)
jerryapplegate@msn.com
Jerry Applegate – Pastor

Notification for Conditional Use Permit

Planning and Zoning hearing will be at Raytown City Hall, Thursday, March 7, 2019 at 7:00 p.m.

There will be an informal neighborhood meeting on Monday, February 18, 2019 at Lane Avenue Baptist Church (9003 E. 87th Street) to explain the conditional use permit. The proposed use will be to take down the existing sign that is located by 87th street and replace it with one that is basically the same. Please come by anytime between 1:00 p.m. and 2:00 p.m.

I will be there to answer any questions you may have about the intended sign.

Thank you,

Jerry Applegate
Pastor
Lane Avenue Baptist Church



LANE AVENUE BAPTIST CHURCH

9003 East 87th Street
Kansas City, Missouri 64138
(816) 737-0370 (Office)
(816) 289-6725 (Cell)
jerryapplegate@msn.com
Jerry Applegate – Pastor

February 18, 2019

To Whom It May Concern:

Lane Avenue Baptist Church hosted a neighborhood information meeting on February 18, 2019 from 1-2 PM. We had sent letters to all the addresses that had been provided for us, as well as our representatives for Ward 5, on February 8th, 2019. The only person attending was Bonnaye Mims. We visited about what we were trying to do and she said she would be at the meeting scheduled for March 7th.

Thank You,

Jerry Applegate
Pastor
Lane Avenue Baptist Church

Attendance for Neighborhood Meeting

February 18, 2019 1-2 PM

Sartain Property Management Co. LLC

Phillip & James McManus

Robert & Victoria Beebe

Valencia Apartments LLC

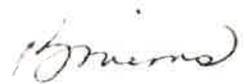
Charles & Eartha Byrd

Paul Fenton

R Investment LLC

Garland & Sharon Hill

Bonnaye Mims



Derek Ward



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

SIGN PERMIT APPLICATION

Applicant Information

First name: Jerry Last name: Applegate
 Company name: LANE AVENUE Baptist
 Street address: 9003 E. 87th St.
 Phone: 816-737-0370 Alternate phone: 816-289-6725
 I am the... Business owner Property owner Sign company Other

Sign Location Information

Project address: 9003 E. 87th St.
 Name of business: LANE AVENUE BAPTIST
 Zoning district: ~~WARD 5~~ R-1 -SI 2/27

Type of Sign (Check One)

<input checked="" type="checkbox"/> Permanent Sign	Type of sign: <u>Monument Sign -SI 2/27</u>
Area of proposed sign (sq. ft.): <u>48 SF -SI 2/27</u>	Area of all existing signs to remain (sq. ft.): <u>0</u>
Length of building or tenant space facing street(s) (ft.): _____	

<input type="checkbox"/> Temporary Sign	Type of sign: _____
Area of proposed sign (sq. ft.): _____	Duration of placement*: _____
*Temporary signs cannot exceed 30 days per permit and no more than sixty (60) days per calendar year	

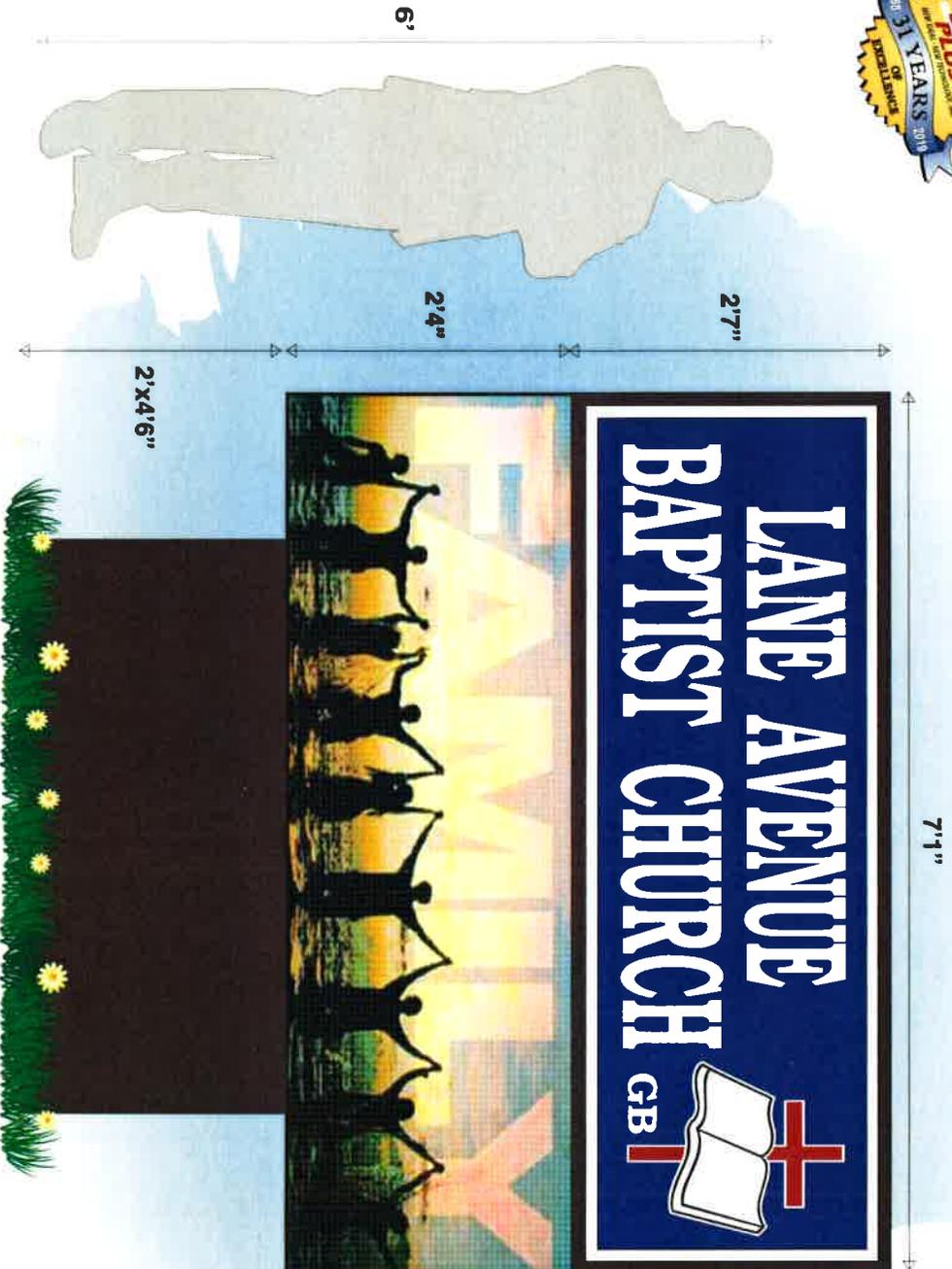
ATTENTION PERMIT APPLICANTS:

You are hereby notified that your signature on this application is interpreted as written acknowledgement of your liabilities to conform to regulations established by the Codes and Ordinances of the City of Raytown regulating the construction for which this permit is issued. Violations are subject to penalties.

*Agents must submit letters endorsed by property owners authorizing them to act on their behalf in gaining this permit.

Applicants signature: Jerry Applegate Date: 1-8-19

**HI DEF LED, INF MOD Model #20mm-36x108-RGB
2'7"x7'1" ID Cabinet, 2'4"x7'1" LED Cabinet, 2'x4'6" Base**



Reference #: 26559
Sketch #: 7
Date: *January 29, 2019*

SPECIFICATIONS

Cabinet/Leg: 95-801 Duranodic
(LED Cabinet Black)
Sign Face: 462B Blue
ID Letters: 403W White
LED Letters: Full Color
Draft: 403W White
Fonts: Bookman Bold
Mascot/Symbol: #26559
Mascot/Symbol Colors: 438R Red,
White & Black

# of Lines	Character Size (in)	# of characters per Line
4	6.3	18
3	8.7	11
2	13.4	8
1	27.6	3



APPROVAL

DATE _____

PRINT NAME _____

SIGNATURE _____

A FAX SIGNATURE IS BINDING UPON BOTH PARTIES



800-848-4262
SignsPlusSigns.com
4242 McIntosh Lane, Sarasota, FL 34232

SIGNS PLUS
NEW IDEAS NEW TECHNOLOGY, INC.



Reference #: 26559
 Sketch #: 6a
 Date: December 3, 2018

APPROVAL

DATE
PRINT NAME

SIGNATURE
 A FAX SIGNATURE IS BINDING UPON BOTH PARTIES



800-848-4262
 SignsPlusSigns.com
 4242 McIntosh Lane, Sarasota, FL 34232

