

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

**April 4, 2019  
7:00 pm**

**Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> 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 March 7, 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-2019-03**

**Applicant: Mohamed Alsiyouhi**

**Reason: Conditional Use Permit for a tire repair and minor auto repair shop**

- 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, June 4, 2019 at 7:00 PM (No May Meeting)**

**9. Adjourn**

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

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

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

**1. Welcome by Chairperson**

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

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

**3. Approval of January 3, 2019 Meeting Minutes**

- a) Revisions – N/A
- b) Motion to approve – Mr. Meyers
- c) Second – Mrs. Dwight
- d) Additional Board Discussion – N/A
- e) Vote – Approve (4-0) – Mr. Wilson abstained due to being absent from the meeting

**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 (Mr. Wilson)**

**2. Explanation of any exparte' communication from Commission members regarding the application**

Mr. Frazier says was a former member of Lane Avenue Baptist Church but it will not affect the hearing

**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**

Mr. Haydaripoor introduces the case to the commission. The applicant is requesting conditional use permit 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 conditional use permit.

**5. Presentation of Application by Applicant**

Jennifer Baird, City Attorney, swears applicant Jerry Applegate, Alderman Bonnaye Mims and Mrs. Carol Hinesley in to the public hearing.

Mr. Applegate states that the church is asking to place a new monument sign exactly where the existing one is now. The existing sign was placed in its spot in 1991. Mr. Applegate states that the reason he wants to change the sign is to upgrade it to a computerized version so he would not have to change the message by hand each time. Mr. Applegate states that the sign will have an automatic dimmer on it so that it will not shine too bright during the night time.

Alderman Mims states that she is in support of the sign due to the positive impact of the church on the community. She tells the commissioners that she would be appreciative of their support of the church's proposal.

Mrs. Hinesley, who attends Lane Avenue Baptist Church states that she has been on the fundraising committee for the sign for the past two years. She asks the commissioners to consider allowing them to replace this sign. Mrs. Hinesley states that the church offers many different events, free of charge to the community, that occur several times a year. The proposed monument sign will allow them to advertise these events to the community.

**6. Additional Staff Comments and Recommendation**

Mr. Haydaripoor states that the monument sign has been there for a long time and that the improvement the Church is planning will be a good one for both the Church and the neighborhood. He states that Staff recommends approval of Case No. PZ 2019-02 – Conditional Use Permit for a monument sign to be located at 9003 E. 87th Street.

**7. Board Discussion**

No discussion.

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

- a. Motion – Mr. Frazier
- b. Second – Mrs. Cochran
- c. Additional Board Discussion – Mrs. Dwight says she likes the daisies that will be placed below the sign.
- d. Vote – Yes (5-0)

**6. Other Business- None**

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

**9. Adjourn**



# Staff Report

Community Development  
Planning and Development Services

## PZ 2019-03

To: City of Raytown Planning and Zoning Commission

From: Ray Haydaripoor, Director of Community Development

Date: April 4, 2019

Re: Application for Conditional Use Permit

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### CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Mohamed Alsiyouhi

Property Owner: Henry and Bella Machauf

Property Location: 9100 E 350 Highway

Request: Conditional Use Permit approval of a tire repair and minor auto repair shop

Mohamed Alsiyouhi, on behalf of property owners Henry and Bella Machauf, is requesting Conditional Use Permit (CUP) approval for a tire repair and minor auto repair shop in a Highway Commercial (HC) zoning district. Per the city's land use table, vehicle repair shops are only conditionally approved in this zoning district. The applicant is not proposing any structural or site changes be made to the existing location.

The building previously ran a business licensed under "AUTO COOL" from 8/26/1998 to 6/30/2016. Since then, the structure has sat vacant.

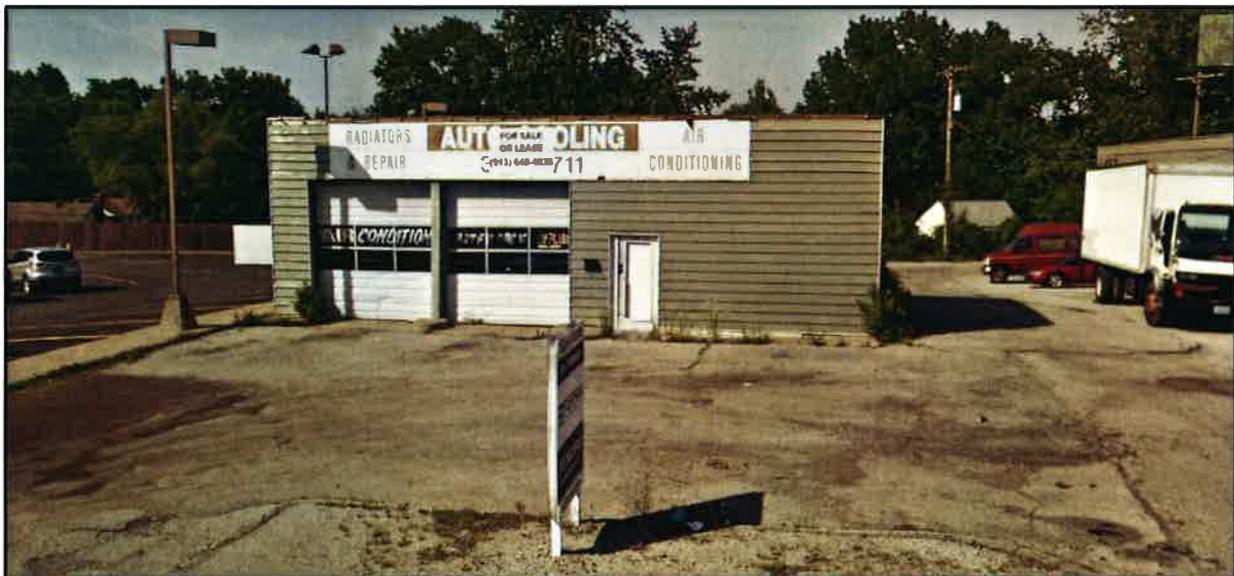


Figure 1 – Street view of proposed auto shop

## BACKGROUND

Property's Zoning Classification	Highway Commercial (HC)
Surrounding Properties' Zoning	Highway Commercial (HC)
Surrounding Overlay	Highway 350 Corridor
Surrounding Land Use	Commercial Businesses and Single Family Homes
Designated Future Land Use	Commercial
Ward	Ward 1
Approximate Land Area	0.39 acres
Roadway Classification	Expressway

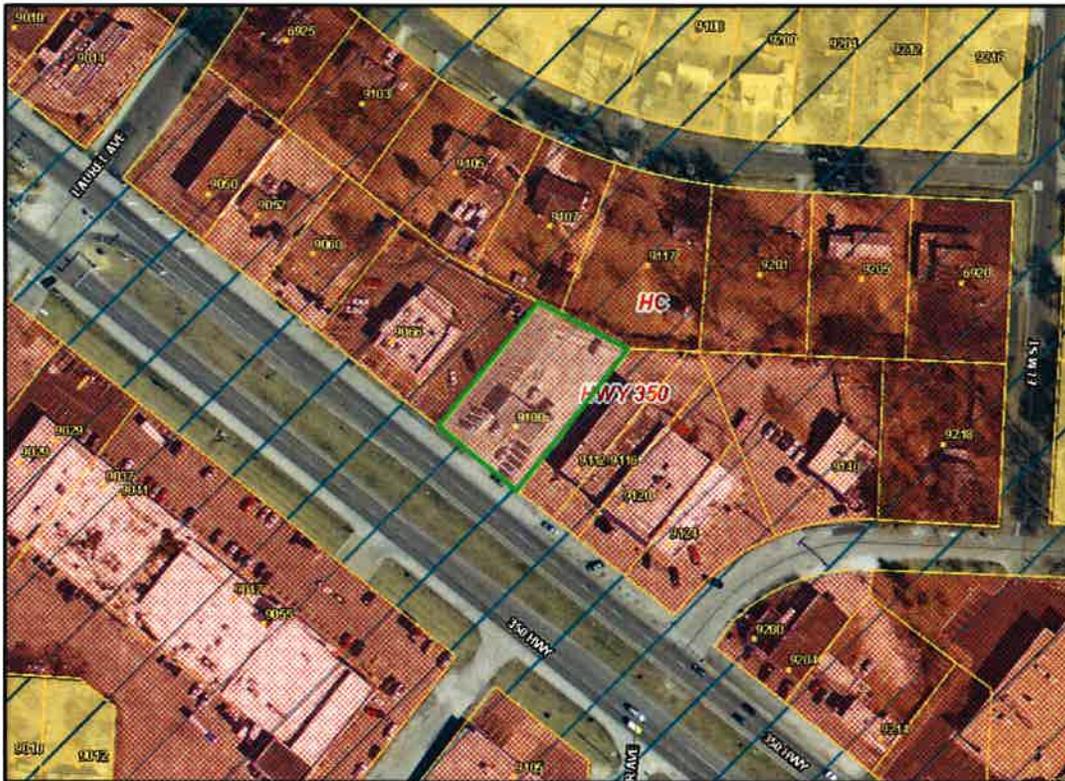


Figure 2 – Aerial view of proposed auto shop and surrounding zoning

### SITE DESCRIPTION AND PRESENT USE

The building has sat vacant for a little under three years.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The structure faces 350 Highway, which is designated as an expressway by the City of Raytown. On the East side of the structure, commercial businesses face both sides of the highway. To the West of the structure, there is a fast food restaurant on the North side of the street and other commercial businesses on the South side of the street.



# Staff Report

Community Development  
Planning and Development Services

## HISTORY

The building previously ran a business licensed under "AUTO COOL" from 8/26/1998 to 6/30/2016. Since then, the structure has sat vacant. The structure appears to have been built during the late 1960's / early 1970's but it is not clear what the use was prior to AUTO COOL.

## PUBLIC COMMENTS

The public notice was published in *The Daily Record* on March 20, 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 March 26, 2019. To date, the Community Development Department has received no letters/calls regarding this application.

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## 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.

### 1. Stability and integrity of the various zoning districts

The parcel and all adjacent lots are zoned Highway Commercial (HC). This zoning district is designed to accommodate commercial activities that draw business from, provide services to and would benefit from a location easily accessible to a highway or arterial street. The zoning of commercial property to this district shall be for the purpose of encouraging and requiring appropriate business development and redevelopment on a quality level generally equal to or exceeding that, which prevails in the city. It is the opinion of city staff that the proposed use would maintain the stability and integrity of the Highway Commercial zoning district.

### 2. Conservation of property values

No change to neighboring property values is expected. The applicant is not proposing any structural or site changes be made to the existing location. The only impact will be the return of a business that had occupied the structure for many years.

### 3. Protection against fire and casualties

Staff has no concern of fire and/or casualties regarding this project.

### 4. Observation of general police regulations

The proposed business will not violate any general police regulations.

### 5. Prevention of traffic congestion

The proposed business will not increase traffic congestion coming to or from the auto shop.

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

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

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

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



# Staff Report

Community Development  
Planning and Development Services

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

The proposed business will not affect the air quality of the area.

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

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

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

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

**11. Invasion by inappropriate uses**

Staff does not view the proposed business 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 business would be located is developed and will require minor site and/or building improvements.

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

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

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

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

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## RECOMMENDATION

Staff recommends approval of Case No. PZ 2019-03 – Conditional Use Permit for a tire repair and minor auto repair shop to be located at 9100 E. 350 Highway based off the completion of the following conditions:

1. Parking lot and driveway throughout the property is in disrepair. It shall be repaired and then maintained in good condition at all times.
2. Some areas on the sides and back of the building need to be scraped, primed and repainted and maintained in good condition at all times.
3. Pieces of the siding on the front of the building need to be replaced and maintained.
4. Trash enclosure needs to be screened from view of adjoining properties.
5. No Certificate of Occupancy will be issued until all requirements of this section have been met.
6. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

CASE # 2018-12

City of Raytown

Community Development Department

**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 11/14/18  
Map Page \_\_\_\_\_

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

**PART I Background Information**

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

9100 E 350 Hwy

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

Name	Address	Phone
<u>Henry and Bella Machauf</u>	<u>9532 Russell St. Shawnee Mission, KS 66212</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>HENRY MACHAUF</u>	<u>9532 Russell, O.P. KS 66212</u>	<u>9136484836</u>

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

vacant

5. Zoning classification of the property: High Commercial HC

6. Specify the use desired for the property: Tire repair and minor auto repair

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

<u>Structure</u>	<u>Height</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)

<u>Robert M. Al</u>	<u>Henry Machauf</u>
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**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:

*If it's approved, it's allowed*

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

*Yes.*

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

The property is already vacant, and  
I like to create a tire repair and a men's  
auto repair

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

None

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

Unknown

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

None

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

yes

H. Additional comments:

IF The application denied it'll cause  
a harsh financial ~~loss~~ hardship.

**Checklist for  
Planning and Zoning Commission Applications**

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

J I

Date Completed

~~11/26~~

✓ 11/26

✓ 11/26

✓ 11/26

○

○

○

○

0

Application fee of \$450.00.

A written and signed certification from the County Treasurer's office that all property taxes for the parcel has been paid.

Legal description of the property to which the request applies in an electronic format.

← have deed, need prop. owners signature, 11/26

Copy of a deed showing ownership.

A site plan indicating information specified for the Site Plan Review Process.

Traffic Impact Analysis containing information as specified on the attached sheet.

Storm Drainage Analysis unless waived by Director of Public Works.

Signage information for any signage to be installed as part of the proposed use.



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

**CONDITIONAL USE PERMIT - PERMIT**

<b>PERMIT #:</b>	<b>USE-000018-2018</b>	<b>DATE ISSUED:</b>	12/7/2018
		<b>EXPIRATION DATE:</b>	5/14/2018
<b>JOB ADDRESS:</b>	9100 E 350 HWY	<b>LOT #:</b>	
<b>SUBDIVISION:</b>		<b>BLK #:</b>	
<b>APPLICANT:</b>	MOHAMED A. ALSIYOUHI	<b>PROP. OWNER:</b>	HENRY & BELLA MACHAUF
<b>ADDRESS:</b>		<b>ADDRESS:</b>	9532 RUSSELL ST.
<b>CITY, STATE ZIP:</b>		<b>CITY, STATE ZIP:</b>	OVERLAND PARK, KS 66212
<b>PHONE:</b>	913-400-1113	<b>PHONE:</b>	913-648-4836
<b>VALUATION:</b>	N/A		
<b>SQ FT:</b>			
<b>OCCP TYPE:</b>			
<b>CNST TYPE:</b>			
<b>DESCRIPTION OF WORK:</b>			

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	CONDITIONAL USE PERMIT (CUP)	\$450.00
<b>TOTAL</b>		<b>\$450.00</b>

**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.

 12/7/2018  
 Issued By: \_\_\_\_\_ Date: \_\_\_\_\_ Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

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

DATE : 12/07/2018 11:43 AM  
OPER : CD  
TKBY : Community Development  
TERM : 35  
REC# : R00243755

EG EnterGov 450.00  
INV-00002410 450.00

Paid By: Aisyah, Mohammed  
2-CHK 450.00 REF: 1169

APPLIED 450.00  
TENDERED 450.00  
CHANGE 0.00



# JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT

RECEIPT NUMBER: 10683402  
Entered: 1/2/2018  
Interest Date: 12/31/2017

Page 1 of 1  
Cashier: -1  
Drawer: -1

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
45-520-17-15-00-0-00-000	2017	022	\$2,642.72	\$0.00	A/V Principal- Commercial
45-520-17-15-00-0-00-000	2017	REPL	\$414.92	\$0.00	Replacement Tax
<b>Amount Applied for Tax Year 2017</b>			<b>\$3,057.64</b>	<b>\$0.00</b>	<b>Unpaid Balance Amount for Tax Year 2017</b>

Agency	Amount
JACKSON COUNTY	\$140.0099
MID-CONTINENT LIBRARY	\$114.4276
RAYTOWN SCHOOL C-II	\$1,824.8356
CITY - RAYTOWN	\$146.0446
FIRE DISTRICT - RAYTOWN	\$288.3356
BOARD OF DISABLED SERVICES	\$20.5871
METRO JUNIOR COLLEGE	\$66.3235
MENTAL HEALTH	\$33.4938
REPLACEMENT TAX	\$414.9200
STATE BLIND PENSION	\$8.6622

94110



Situs Address: 9100 E M 350 HWY, RAYTOWN  
Legal Description: LAUREL HEIGHTS  
LOT 13 BLK 27

**Total Paid on This Receipt: \$3,057.64**

**Thank you for your payment.**

End of Receipt Number 10683402: 1 Page

Notes:

\*Interest and penalty will be assessed on any unpaid balance amount. The unpaid balance amount shown on this receipt is valid as of time of payment. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed. Please verify with your financial institution that this payment has cleared.

PAYER:

OWNER:



MACHAUF HENRY & BELLA  
9532 RUSSELL ST  
SHAWNEE MISSION KS 66212

34794

MACHAUF HENRY & BELLA  
9532 RUSSELL ST  
SHAWNEE MISSION, KS 66212



11285973

Form 500 CHICAGO TITLE INSURANCE COMPANY

WARRANTY DEED (Missouri Form for Individuals)

I2579P 494

This Deed Witnesseth, That DAN HART JENKINS, TRUSTEE OF THE DAN HART JENKINS LIVING TRUST UNDER TRUST AGREEMENT DATED JUNE 2, 1992

Grantor, for and in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION

do by these presents, GRANT, BARGAIN AND SELL, Convey and Confirm unto HENRY MACHAUF AND BELLA MACHAUF, HUSBAND AND WIFE

whose mailing address is: 9532 Russe11, Over1and Park, KS 66212
Grantee s, their heirs and assigns the following land situate in Jackson County, Missouri, to-wit:

Lot 13, Block 27, LAUREL HEIGHTS, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

STATE OF MISSOURI (COUNTY OF JACKSON) SS CERTIFY INSTRUMENT RECEIVED

1994 JUN 29 P 3: 54 .0

RECORDED BOOK PAGE I2579P 494 DIRECTOR OF RECORDS

Handwritten calculation: 3.00, 4.00, 8.00, 15.00

Handwritten signature: M. Amos

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said Grantees and unto their heirs and assigns forever, said Grantor 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 said premises unto said Grantees and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

WITNESS THE HAND of said Grantor this 27TH day of JUNE 1994.

DAN HART JENKINS, TRUSTEE OF THE DAN HART JENKINS LIVING TRUST UNDER TRUST AGREEMENT DATED JUNE 2, 1992

In the State of CALIFORNIA County of SAN JOAQUIN, on this 27TH day of JUNE 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAN HART JENKINS, TRUSTEE OF THE DAN HART JENKINS LIVING TRUST UNDER TRUST AGREEMENT DATED JUNE 2, 1992

Reserved for Recorder of Deeds

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as trustee of said Trust.

\*as Trustee for Dan Hart Jenkins Living Trust under Trust Agreement dated June 2, 1992

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

(N.P. Seal) Notary Public

My Term Expires



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

Case Number: 2019-03 Public Hearing Date: April 4

### Sign Posting

As the applicant of a rezoning, preliminary plat, planned development, conditional use permit and/or site plan application, 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: March 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, 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. Staff will also provide you with a notice letter template.

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: March 21 Notices must be sent by: March 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: March 25

owner	SitusAddre	SitusCity	SitusState	SitusZipCo
NEW MOON PROPERTIES LLC	9116 E M 350 HWY	RAYTOWN	MO	64133
MDC COAST 12 LLC	9066 E M 350 HWY	RAYTOWN	MO	64133
TROWBRIDGE ROBERT W	9105 E 69TH TER	RAYTOWN	MO	64133
FUN HOUSE PIZZA & PUB INC	9120 E M 350 HWY	RAYTOWN	MO	64133
NEW MOON PROPERTIES LLC	9112 E M 350 HWY	RAYTOWN	MO	64133
MACHAUF HENRY & BELLA	9100 E M 350 HWY	RAYTOWN	MO	64133
MUNGER ALICIA D	9205 E 69TH TER	RAYTOWN	MO	64133
AHG INC	9033 E M 350 HWY	RAYTOWN	MO	64133
THE FUN HOUSE PIZZA & PUB INC	9140 E M 350 HWY	RAYTOWN	MO	64133
THURMAN VIRGIL L	9107 E 69TH TER	RAYTOWN	MO	64133
GRANADOS ILICH & SANCHEZ LUCILA ZORNOSA	9201 E 69TH TER	RAYTOWN	MO	64133
FLORENCE STATUARY LLC	9060 E M 350 HWY	RAYTOWN	MO	64133
FRAZIER DANIEL	9117 E 69TH TER	RAYTOWN	MO	64133
G & S ASSOCIATES	9124 E M 350 HWY	RAYTOWN	MO	64133

**Notice of Public Hearing**

The Community Development Department has received an application for a Conditional Use Permit for an auto/tire repair shop for the property at 9100 E. 350 Highway in Raytown, Missouri.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday April 4, 2019.

The Raytown Board of Aldermen will also hold public hearings regarding the above-described application tentatively scheduled for 7:00pm on Tuesday, May 7, 2019 and 7:00pm on Tuesday, May 21, 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.

11718103 Jackson Mar. 20, 2019

Raytown Tire Service  
9100 E,E State Rte 350  
Raytown, MO 64133

## **Notification for Conditional Use Permit**

Planning and Zoning hearing will be at Raytown City Hall, Thursday, April 4, 2019 at 7:00 P.M.

There will be an informal neighborhood meeting on Tuesday, March 26, 2019 at Raytown City Hall council chambers to explain the conditional use permit. The proposed use will be providing tire service, used tires, and minor car services. (Breaks, oil change, AC work, and tune up.) 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 tire shop.

Thank you,

Raytown Tire Service

**March 26, 2019  
Raytown Tire Service  
9100 E.E State Rte 350  
Raytown, MO 64133**

**AN INFORMAL NEIGHBORHOOD MEETING HELD.**

**TO WHOM ITMAY CONCERN, I WOULD LIKE TO INFORM YOU THAT ON Tuesday March 26, 2019  
I HELD AN INFORMAL NEIGHBORHOOD MEETING AT RAYTOWN CITY HALL COUNCIL CHAMBERS  
BETWEEN 1: 00 P.M. TO 2: 00 P. M. TO EXPLAIN AND ANSWER ANY QUESTIONS WITH REGARD TO  
ADDRESS 9100 E.E STATE Rte 350. RAYTOWN, MO 64133.**

**I WOULD LIKE TO INFORM YOU THAT NONE OF 14 INVITEES ATTENDED.**

**THANK YOU,**

**RAYTOWN TIRE SERVICE.**

*Al Sharwood  
03/26/19*

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**NEW AUTO REPAIR SHOP**  
**9100 E 350 HIGHWAY**  
**RAYTOWN, MO**



**ENGINEERING, INC.**  
Consulting Structural and Civil Engineers  
5907 Raytown Trafficway  
Raytown, Missouri 64133  
816-356-1445 Fax: 816-356-1477



DATE:	1/25/19
REVISION	
1	
2	
3	
4	

DWG. **C1**



EXISTING  
TRASH  
ENCLOSURE

PROPERTY LINE 150.561' S 871.215111' W

EXISTING  
LIGHTS

CITY MAP  
NO SCALE

**LEGAL DESCRIPTION:**  
ALL THAT PART OF LOT 13, BLOCK 21, LAUREL HEIGHTS, A  
SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI,  
CONTAINING 17,000 SQ. FT. OR 0.390 ACRES, MORE OR LESS.