

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

**October 17, 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:	Thurman:	Emerson:
Bettis:	Robinson:	Frazier:
Stock:	Dwight:	Cochran:

**3. Approval of August 15, 2019 Meeting Minutes**

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

**4. Old Approval of September 5, 2019 Meeting Minutes**

- f) Revisions
- g) Motion
- h) Second
- i) Additional Board Discussion
- j) Vote

**5. Old Business: None.**

**6. New Business**

**A. Case No.: PZ-2019-09**

**Applicant: Christopher Bowers**

**Reason: Conditional Use Permit for Vehicle Repair/General at 8838 E. 350 Hwy. in a Highway Commercial, HC, zone.**

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. Application Supporting Documents
  - c. Site Photos
4. Introduction of Application by Staff
5. Presentation of Application by Applicant
6. Request for Public Comment by Chairman
7. Additional Staff Comments and Recommendation
8. Commission Discussion
9. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**B. Case No.: PZ-2019-10**

**Applicant: Anthony LaRose**

**Reason: Conditional Use Permit for Tattoo/Body Piercing Shop at 6132 Blue Ridge Blvd in a Neighborhood Commercial, NC, zone.**

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. Application Supporting Documents
  - c. Site Photos
4. Introduction of Application by Staff
5. Presentation of Application by Applicant
6. Request for Public Comment by Chairman
7. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Commission Discussion
  - d. Vote

**C. Case No.: PZ-2019-11**

**Applicant: Mohammad Murayan**

**Reason: Conditional Use Permit for Vehicle Sales and Detailing at 10805 E. 350 Hwy. in a Highway Commercial, HC, zone.**

1. Introduction of Application by Chair
2. Explanation of any exparte' communication from Commission members regarding the application
3. Swearing in of Speakers
4. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Application Supporting Documents
  - c. Site Photos
5. Introduction of Application by Staff
6. Presentation of Application by Applicant
7. Request for Public Comment by Chairman
8. Additional Staff Comments and Recommendation
9. Commission Discussion
10. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Commission Discussion
  - d. Vote

**7. Other Business- None**

- 8. Set Future Meeting Date – Next Regular Meeting, Thursday, November 7, 2019 at 7:00 PM.** With the scope of the November text Amendment Items, Staff believes using **November 14, 2019, at 7:00 PM** would be a more preferable date if the commissioners agree with Staff to provide the extra week.

**9. Adjourn**

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

August 15, 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 (Chairman Wilson)**

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

Wilson:	Present	Thurman:	Absent	Emerson:	Present
Bettis:	Absent	Robinson:	Present	Frazier:	Present
Stock:	Present	Dwight:	Present		

**3. Approval of July 11, 2019 Meeting Minutes**

- a) Revisions – N/A
- b) Motion to approve – Mr. Frazier
- c) Second – Ms. Stock
- d) Additional Board Discussion – N/A
- e) Vote – Approve (6-0-0)

**4. Old Business: None**

**5. New Business**

**A. Case No.: PZ-2019-06 <Non-Public Hearing>**

Applicant: Scott Chrisman, Anderson Engineering, on behalf of Four Gem Homes, LLC  
Reason: Approval of the Final Plat, "Turnleaf Villas", being a replat of part of Blue Ridge Villas, located at 59<sup>th</sup> Street and Hunter Court.

**Introduction of Application by Vice Chair (Mr. Bettis)**

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

No exparte communications reported.

**2. Enter Additional Relevant City Exhibits into the Record:**

- a. Staff report
- b. Application and Supporting Documents
- c. Final Plat of "Turnleaf Villas"

### **3. Introduction of Application by Staff**

Chris Gilbert, Planning & Zoning Coordinator, provided the staff report for the application, showing site location and surrounding zoning, and the final plat. Mr. Gilbert explained that the replat was necessary to eliminate condominium ownership lines and to move a utility easement to facilitate completion of the unbuilt portion of Blue Ridge Villas as senior townhomes and care facilities. Mr. Gilbert said the property owner, who also is President of the Homes Association, would be required to provide an updated set of Covenants and Restrictions that benefits not just the residents of Turnleaf Villas, but also the existing 7 condominiums within Blue Ridge Villas, and they would be responsible for enforcing the no parking requirement along the private Hunter Court. Mr. Gilbert provided the recommendation that the Final Plat be recommended for approval with the conditions of approval listed in the staff report.

Ms. Stock asked Scott Chrisman, representing the owner, if he understood the conditions of approval. He said that he did.

Ms. Dwight asked if the 2005 conditions of approval would be enforced. Mr. Gilbert said the development was constructed except for the condominiums and the plat was being modified to permit the condominiums to become senior occupied rental townhomes instead. Mr. Gilbert pointed to City approval of the Development Plan change to permit two care facilities for seniors, including an Alzheimer's unit, to be located in the northeast corner of the plat.

A discussion ensued over parking on the narrow private street, who would enforce it, and how the two senior care facilities would look and if they could design enough parking to serve them without causing on street parking problems or significantly reduce open space in the development. A motion ensued:

- a. Motion – Ms. Dwight moved to direct staff to return the final site plan(s) for the senior care facilities to the planning Commission for approval once they are submitted for review.
- b. Second – Ms. Stock
- c. Vote (4-2) – Motion passes.

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

- a. Motion – Ms. Stock moved to recommend approval of the Final Plat based upon the recommendations in the staff report.
- b. Second – Mr. Frazier
- c. Vote (6-0) – Motion passes unanimously.

## **6. Other Business**

### **A. Receiving Electronic Packets.**

Mr. Gilbert took a poll of the commissioners of which preferred to get the packets emailed to them instead of paper deliveries. Commissioners Frazier, Dwight, and Wilson opted for electronic, Emerson, Robinson, and Stark for paper deliveries.

**7. Future Meeting Date – Thursday, September 5, 2019 at 7:00 PM.** The Planning Commission agreed by consensus to use the September 5, 2019, meeting to discuss possible zoning management criteria related to the moratorium placed on Smoke Shops, Convenience Stores, and Liquor Stores by the Board of Aldermen on May 21<sup>st</sup>, 2019.

**8. Adjourn** Ms. Stock, Ms. Dwight second, 6-0 approval to adjourn at 7:51 PM



**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION  
SPECIAL MEDICAL MARIJUANA WORK SESSION  
MINUTES**

**September 5, 2019  
6:30 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	Thurman:	Absent	Emerson:	Present
Bettis:	Present	Robinson:	Present	Frazier:	Present
Stock:	Present	Dwight:	Absent		

**3. New Business: Smoke Shop, Liquor Store and Convenience Store Moratorium Discussion, no quorum required.**

Chris Gilbert, Missy Wilson, and Ray Haydaripoor were present, representing staff, to moderate discussion among the Planning Commissioners of potential solutions to regulating the types of uses specifically addressed in the Moratorium approved in May, 2019, by the Board of Aldermen.

Significant points of discussion involved:

- Defining present of smoke and liquor sales to be considered a convenience store.
- Consider security plans for liquor stores and smoke shops.
- Move distance requirements from licensing to zoning regulations.
- Considering distance separations between liquor stores, smoke shops, tattoo parlors, non-traditional financial institutions, and pawn shops.
- Consider restricting vaping and properly defining it separate from tobacco.
- Look closely at restaurant versus bar license criteria and what defines one type or the other.

**4. Other Business-** Members Bettis, Dwight, and Stock informed staff of inability to attend regularly scheduled meeting on October 3, 2019.

**8. Set Future Meeting Date – Thursday October 3, 2019 at 7:00 PM**

**9. Adjourn at 8:30 PM**



# Staff Report

Community Development  
Planning and Development Services

**PZ 2019-09**

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: October 17, 2019

Re: Application for Conditional Use Permit

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## CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Christopher Bowers

Property Owner: Kathryn Green

Property Location: 8838 E. 350 Highway

Request: Conditional Use Permit approval for Auto Repair (General) Use

The applicant, Christopher Bowers, is requesting Conditional Use Permit (CUP) approval for an Auto Repair (General) use in a Highway Commercial (HC) zoning district. Per the city's land use table, vehicle repair shops can only be conditionally approved in this zoning district. This property was previously occupied for many years by Raytown Transmission, Inc. until 6/30/17, the last date that a valid business license existed at the location.

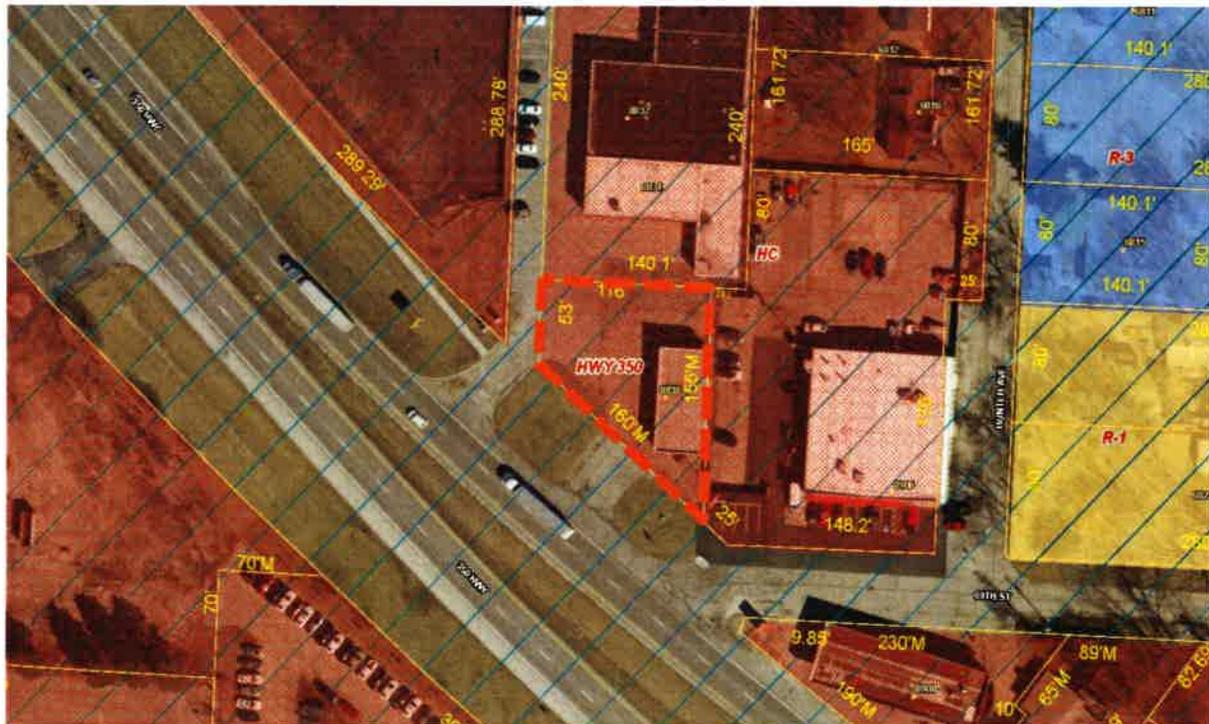


Figure 1 – Surrounding Zoning and Location Map



# Staff Report

Community Development  
Planning and Development Services

## SURROUNDING ZONING AND LAND USES

Property's Zoning Classification	Highway Commercial (HC)
Surrounding Properties' Zoning	Highway Commercial (HC)
Surrounding Overlay	350 Corridor Overlay
Surrounding Land Use	Commercial
Designated Future Land Use	Commercial
Ward	Ward 1
Approximate Land Area	0.29 acres
Roadway Classification	Highway

## SITE DESCRIPTION, HISTORY, AND PRESENT USE

The building has been vacant since 2017. Business licenses had been valid on the property until 2017 for Raytown Transmission, Inc. The building has 4 bays, an office/waiting room, customer and vehicle parking on the north side and towards the west side of the property where the access drive for the adjacent shopping center is located. The applicant is attempting to acquire a business license to restart the general automotive use of the property, including major repairs and transmission work but no paint or body work. As the property has been vacant for two (2) years, the applicant must first receive a Conditional Use Permit for Vehicle Repair, General.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The structure is surrounded by commercial development. On the North side of the structure is a shopping center. To the West and south of the structure is the right of way for 350 Highway. To the East is an existing automotive repair business.

## PUBLIC COMMENTS

The public notice was published in *The Daily Record* on September 27, 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 October 1, 2019, and no one showed up for the meeting. To date, the Community Development Department has received no letters/calls regarding this application.

## ANALYSIS

Evaluating an application for a conditional use permit requires consideration 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 service and draw customers from a broad



# Staff Report

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area, not just the surrounding neighborhoods. While automotive repair is typically more neighborhood specific than regional scale retail commercial, the presence of 350 highway and the large daily count of vehicles along this roadway provide a ready customer base for such businesses. The building is also designed for automotive work, having been a transmission shop previously and has 4 bays. Re-use as an auto repair facility, in compliance with the recommended conditions of approval, can be accomplished with minimal negative impacts.

## **2. Conservation of property values**

No negative change to neighboring property values is expected. Requirements are being added as conditions of approval that, when combined with re-use of a vacant structure, would significantly contribute to the vitality of this area of 350 Highway which has been significantly impacted by the departure of several new automobile dealerships in the vicinity.

## **3. Protection against fire and casualties**

Staff has no concerns regarding fire and/or casualties on this project. The structure was built in 2004 to modern code standards and is still in decent repair. Additionally, the building has been inspected already by the Building Inspector and the Fire Marshal and some issues to be repaired were noted and attached as conditions of approval. The Code Enforcement Officer also visited the site and some issues were noted with site outdoor maintenance that are also contained in the conditions of approval.

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

The proposed business is not anticipated to violate any general police regulations.

## **5. Prevention of traffic congestion**

The proposed business will not increase traffic congestion above what is normal for the vicinity. With a shopping center and 350 Highway adjacent, the additional traffic generated by the auto repair customers will be minimal and easily handled with the direct highway access.

## **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. Adequate access to the property is presently available directly from 350 Highway and also from the adjoining shopping center parking lot access drives. There is sufficient space to permit customer parking on the north side of the building and on the west side of the lot adjacent to the shopping center access drive. Handicapped access is planned per the site drawing on the south side of the building close to the main entrance.

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

The proposed business will not affect the safety of individuals or property. The structure is in reasonable condition with a few repairs needed that are noted in the conditions of approval, and has already been inspected by both the Building Official and the Raytown Fire District.

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

The proposed business will not significantly affect the air quality of the area above what is normal for an automotive repair shop, and should have no additional impact on neighboring properties.



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

The proposed business will not affect the intensity of land uses in the area. The adjacent shopping center is, with the exception of Sutherland's, already underutilized from an intensity of use standpoint so the overall effect of this new business will only make the area appear less underutilized.

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

The proposed business will not affect any public utilities or schools but may generate some additional revenue in return. The business will occupy an existing structure already connected to utility services.

## **11. Invasion by inappropriate uses**

Staff does not view the proposed business as an inappropriate use at this location. It was originally constructed as, and has been, utilized as an automotive repair facility for decades and the proposed business would continue that use at the same level of intensity.

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

The property on which the proposed business would be located is fully developed. Staff has provided recommended conditions of approval to ensure compliance if any changes are contemplated in the future.

## **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 if the recommended conditions of approval are adopted.

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

The proposed business should not affect the orderly and proper renewal, development or growth of the city. The applicant's proposed re-use of a vacant building, combined with the recommended conditions of approval will contribute to the orderly renewal of the city by revamping what is presently a poorly cared for property. The view can also be taken that the property might be better utilized as a commercial retail site, given its prominent location on 350 Highway, and by perpetuating automotive repair, redevelopment would continue to be delayed. By taking this approach, there is no guarantee that the site will get an interested party that would redevelop it for such a use. The possibility exists that it could continue to stay vacant for a much longer time, delaying site improvements, and creating an even bigger appearance issue along one of our major entry gateways.

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## **RECOMMENDATION**

Staff recommends approval of Case No. PZ 2019-09 – Conditional Use Permit for a general auto repair shop to be located at 8838 E. 350 Highway with the following conditions of approval:

1. Parking lot and entranceway from 350 Highway is in varying degrees of disrepair. It shall be repaired (potholes filled and lot slurry sealed) and then maintained in good condition at all times.



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Planning and Development Services

2. Parking lot shall be properly striped with 13 parking spaces plus an additional space for each employee based upon 9 ft x19.5 ft spaces. Spaces shall include a single handicapped parking space accessible to the main entrance of the building that is 8 ft x 19.5 ft with an 8 ft x 19.5 ft striped unloading zone and shall have a pole sign in front of the space with the international symbol of accessibility and "van accessible" upon it. The sign may be mounted to the building if such mounting complies with ADA requirements.
3. Ensure the entire building exterior is maintained in good condition at all times. The broken and boarded up windows require replacement and the southeast corner of the building appears to have foundation issues with extensive cracking and separation under the rear exit door.
4. Ensure the site is maintained in good condition at all times. All junk, trash, and debris to be removed from the site or stored inside the structure if items of value. Trim all weeds on east fenceline and repair damage to fence (it is leaning in towards building restricting access to back of building in case of fire evacuation through rear doors)
5. All signage shall be issued under separate permit process and shall meet Municipal Code requirements.
6. Any trash dumpster placed on site needs to be screened unless stored indoors except on trash pickup day. Such enclosure shall have a proper gate that can be accessed by the trash truck and also screen the container from view at all times. A dumpster may also be placed inside a fully screened vehicle storage area if such is required or voluntarily installed.
7. If unlicensed/inoperable vehicles will be stored on the property outside of the principal structure, a six (6) foot screening fence shall be required to avoid nuisance enforcement actions. Submit screening plan to City if such a screen is necessary.
8. No Certificate of Occupancy or Commercial Use Permit will be issued until all requirements of this section have been met. The property should not be occupied and used for private or public auto repair until the Commercial Use Permit and/or a Business License to operate are issued.
9. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

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:

8838 E 350 Hwy Raytown mo 640133

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

Name	Address	Phone
<u>Kathryn Green</u>	<u>8301 Ash Raytown mo 64133</u>	<u>434-390-7355</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>Christopher Bowers</u>	<u>501 W 39th street ~ Indep, mo</u>	<u>816-588-3285</u> <i>Ray's h+ Auto Repair 64133</i>

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

Automotive Repair ~~Business~~ General

5. Zoning classification of the property: A/C

6. Specify the use desired for the property: Auto Repair only / no paint or body work

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

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

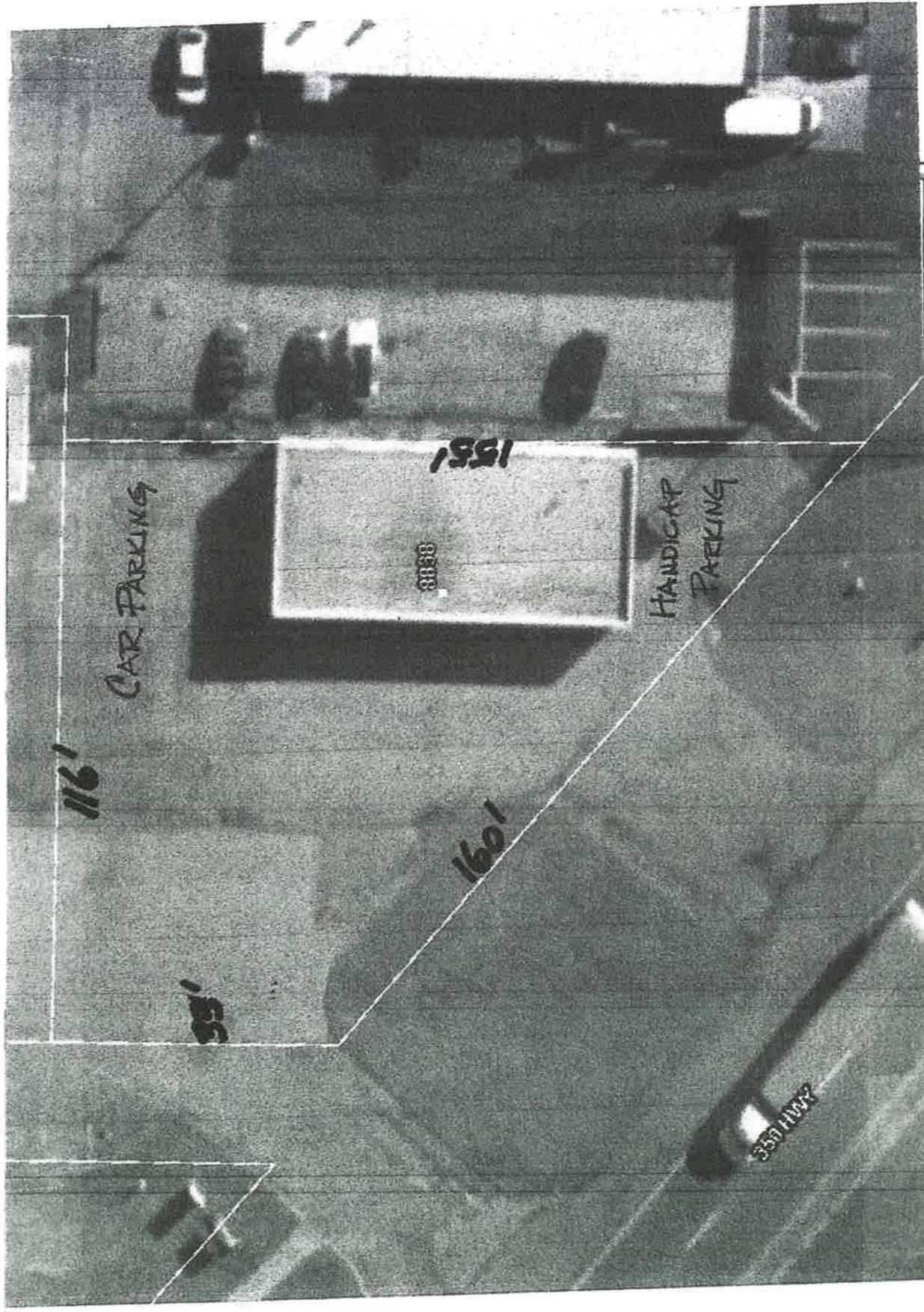
8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

*[Signature]*  
B. See

for property owners  
*[Signature]*

8-13-19

# Raytown, MO PRELIMINARY SITE PLAN



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**

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Tammy Morehead** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that 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 **September 27, 2019** edition and ending with the **September 27, 2019** edition, for a total of 1 publications:

09/27/2019

### Notice of Public Hearing

The Community Development Department has received an application for a Conditional Use Permit for a general vehicle repair shop to be located at 8838 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 October 17, 2019.

The Raytown Board of Aldermen will also hold public hearings regarding the above-described application tentatively scheduled for 7:00pm on Tuesday, November 12, 2019 and 7:00pm on Tuesday, November 19, 2019.

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 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) 737-6059 or by e-mail at [chriss@raytown.mo.us](mailto:chriss@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.

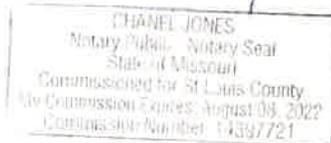
11797174 Jackson Sep. 27, 2019

Tammy Morehead

Subscribed & sworn before me this 27 day of Sept, 2019

(SEAL)

Notary Public





Community Development Department

10000 E 59<sup>th</sup> Street

Raytown, MO 64133-3993

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

September 23, 2019

Dear Applicant:

We have received your application for a Conditional Use Permit and will be moving ahead with the Planning and Zoning Commission process and will be heard at the **October 17, 2019** PZ meeting. However, there are still several deadlines that will need to be met before the public hearing.

Wednesday (9/25/19), the Community Development Department will be sending the City Clerk a Notice of Public Hearing to be published in the newspaper announcing that your application will be heard at the October 17<sup>th</sup> Planning Commission meeting.

Also, by the end of the day today (9/23/19), the Community Development Department will provide you the addresses of property owners within 185 feet of the project site. It will then be your responsibility to invite these property owners to a neighborhood meeting. The invitation should provide a brief description of the application and will state the time, date and location for the meeting. You are more than welcome to host the neighborhood meeting at Raytown City Hall in our council chambers. Please, contact the Community Development Department to reserve a date and time for the council chambers before sending out the invitation to the surrounding properties.

This invitation must be sent in the mail to the addresses we provide you with by **Wednesday 9/25/19**. The neighborhood meeting must be held no later than 4:00 PM on **Thursday 10/3/19**. A summary of who attended the meeting (sign-in sheet) and what topics and/or issues were discussed must be submitted to the Community Development Department by 12:00 PM on Friday **10/7/19**.

15 days prior to the October 17<sup>th</sup> PZ meeting, public notice signs must be posted on the site of the case. These signs will need to be picked up from the Community Development Department at Raytown City Hall and must be posted no later than 12:00 PM on **Wednesday 10/2/19**. The signs must remain posted through the hearing, and through any continuances of the hearing by the planning and zoning commission.

We strongly encourage you to meet these deadlines. Failure to do so may impact the review process. If you have any questions, please contact me immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Gilbert".

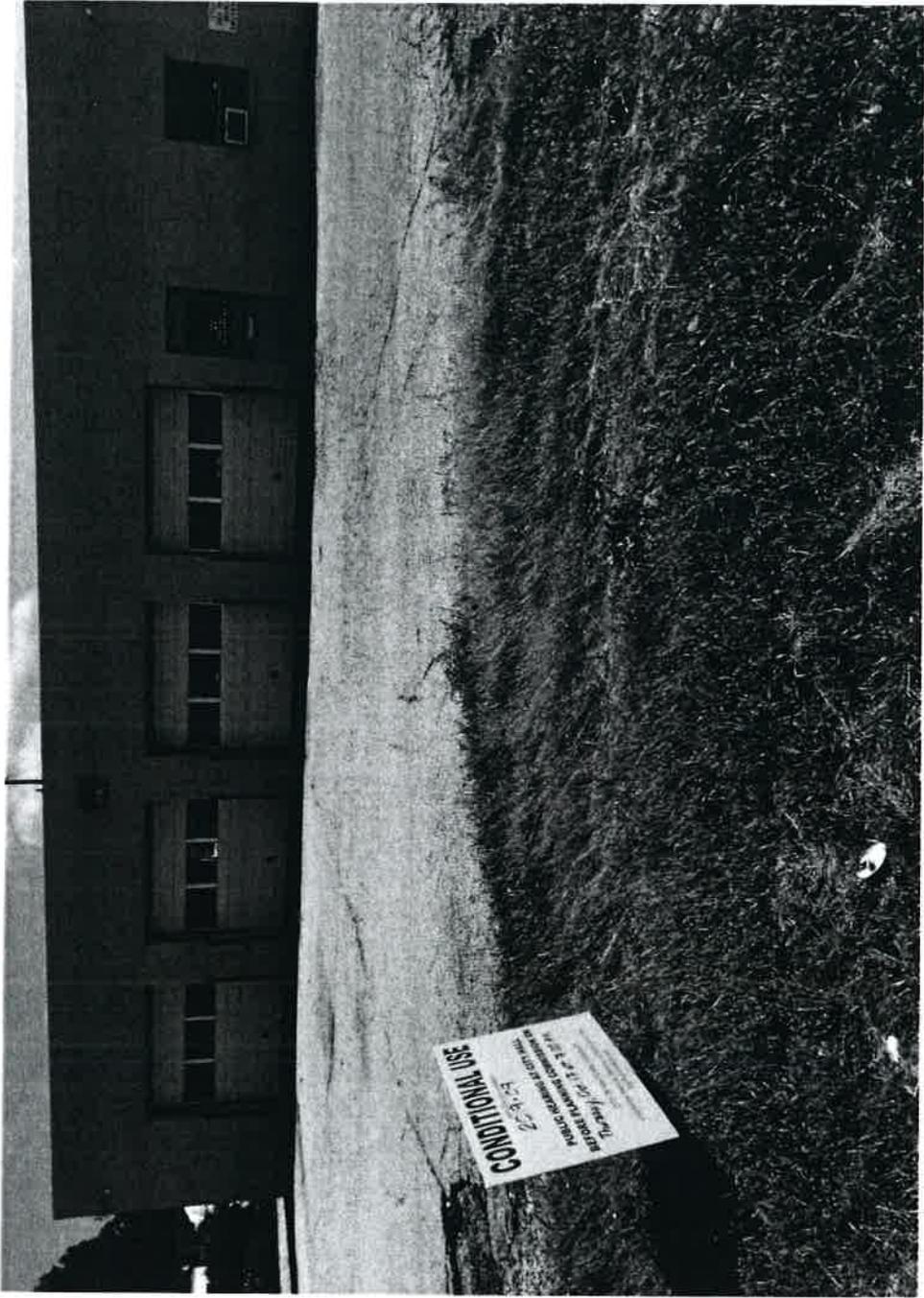
**Chris Gilbert**  
Planning and Zoning Coordinator  
10000 E 59<sup>th</sup> St.  
Raytown, MO 64133-3993  
816-737-6059  
[chrisg@raytown.mo.us](mailto:chrisg@raytown.mo.us)

MAILING LIST FOR 8838 E 350 HWY : OCTOBER CONDITIONAL USE PERMIT

OWNER	OWNER ADDRESS	TENANT	TENANT ADDRESS
✓ LB ONE LLC & LB THREE LLC	4120 30 <sup>TH</sup> ST STE 202, SAN DIEGO CA 92104	TENANT	6715 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6721 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6731 BLUE RIDGE BLVD, RAYTOWN MO 64133
✓ GREEN 350 HIGHWAY PROPERTIES LLC	2101 PEERY DR, FARMVILLE VA 23901	TENANT	8830 E 350 HWY, RAYTOWN MO 64133
		TENANT	8832 E 350 HWY, RAYTOWN MO 64133
		TENANT	8834 E 350 HWY, RAYTOWN MO 64133
✓ SHERIE JONES	6812 HUNTER ST, RAYTOWN MO 64133	SAME	
✓ SISTEEN STRIPLING	6816 HUNTER ST, RAYTOWN MO 64133	SAME	
✓ MISSOURI COLLISION REPAIR SHOPS LLC	9641 DEER RUN ST, LENEXA 66220	TENANT	8906 E 350 HWY, RAYTOWN MO 64133
✓ FARRAH IMPEX CORP	8900 E 350 HWY, RAYTOWN MO 64133	SAME	

*All Letters were sent out on 9/26/2019 to all the addresses on this sheet.*







2000I 81633

### MISSOURI WARRANTY DEED

THIS INDENTURE, made on the 16th day of November A.D., Two Thousand, by and between Billy V. Green and Marilyn Kay Green, husband and wife, of the County of Jackson, State of Missouri, ("Grantors"), and Green 350 Highway Properties, L.L.C., a Missouri limited liability company, ("Grantee").

(Mailing address of said first named grantee is: 8201 Ash, Raytown MO 64138)

WITNESSETH, THAT THE SAID GRANTORS, do by these presents Grant, Convey, Transfer and Confirm unto the said Grantee and Grantee's successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

Tract I: Lots 10 and 11, LANE ACRES, a subdivision in Raytown, Jackson County, Missouri

Tract II: Lot 12, LANE ACRES, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof; together with an easement for ingress and egress over adjacent land as described in the instrument filed November 24, 1964, under Recorder's Document No. 849255, recorded in Book 1735 at page 704, in the office of the Recorder of Deeds for Jackson County, Missouri, at Independence.

Tract III: Beginning at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 48, Range 32, thence along the South line of said 1/4 1/4 section a distance of 865.5 feet; thence left by deflection of 91 degrees 25 minutes a distance of 50 feet to the true point of beginning; thence along the last described line a distance of 170 feet; thence West 180 feet; thence South 53 feet; thence Southeasterly along a line parallel and 80 feet Northeasterly from the center line of U.S. Highway No. 50, 173 feet to a point 25 feet North of the center line of 69th Street; thence Easterly and parallel to the center line of 69th Street 42 feet, more or less, to the true point of beginning, EXCEPT the East 64 feet measured parallel to the East line of the above described tract, in Raytown, Jackson County, Missouri.

Subject to deeds of trust, covenants, easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD THE SAME the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto Grantee's successors and assigns forever; the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; except for deeds of trust, covenants, easements, restrictions, and reservations of record, the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim, and that they will warrant and defend the title to the said premises unto the said Grantee and unto Grantee's successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

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

  
BILLY V. GREEN

  
MARILYN KAY GREEN

ACKNOWLEDGEMENT

STATE OF MISSOURI }  
COUNTY OF JACKSON } SS

On this 16th day of November, 2000, before me, a Notary Public, personally appeared Billy V. Green and Marilyn Kay Green to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, and the said Billy V. Green and Marilyn Kay Green further declare themselves to be married to each other.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

  
Notary Public

My Term Expires:

**R. JAMES STILLEY, JR.**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires: October 31, 2004

**R. JAMES STILLEY, JR.**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires: October 31, 2004

2000-12-08 12:28:28



**JACKSON COUNTY JOINT GOVERNMENTAL**  
**TAX PAYMENT RECEIPT**

RECEIPT NUMBER: 11077025

Page 1 of 1

Entered: 12/12/2018 11:49 AM

Cashier: thevshe

Printed By: RAYNKIM

Interest Date: 12/12/2018

Drawer: 106

Receipt Applied to:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
45-520-04-11-00-0-00-000	2018	022	\$3,092.72	\$0.00	A/V Principal- Commercial
	2018	REPL	\$471.75	\$0.00	Replacement Tax
<b>Amount Applied for Tax Year 2018</b>			<b>\$3,564.47</b>	<b>\$0.00</b>	<b>Unpaid Balance Amount for Tax Year 2018</b>

Agency	Amount
JACKSON COUNTY	\$230.2297
MID-CONTINENT LIBRARY	\$130.1013
RAYTOWN SCHOOL C-II	\$2,074.7917
CITY - RAYTOWN	\$169.0364
FIRE DISTRICT - RAYTOWN	\$340.9618
BOARD OF DISABLED SERVICES	\$23.6369
METRO JUNIOR COLLEGE	\$75.6708
MENTAL HEALTH	\$38.4427
REPLACEMENT TAX	\$471.7500
STATE BLIND PENSION	\$9.8487

Situs Address: 8838 E M 350 HWY, RAYTOWN

Legal Description: SECTION 08 TOWNSHIP 48 RANGE 32 BEG AT SW COR OF NW NW, TH ALG SLI 1/4 1/4 865.5', TH DEFL LEF 91 DEG 25' A DIST OF 50' TO TRU BEG, TH ALG LAS DESC LI 170', TH W 180', TH S 53', TH SELY ALG LI PARL & 80' NELY FRM CEN LI HWY #50, 173' TO PT 25' N OF CEN LI 69TH ST, TH ELY PARL TO CEN LI SD ST 42' MOL TO TRU BEG (EX E 64' MEAS PARL TO E LI OF ABV DESC TR)

**Total Paid on This Receipt: \$3,564.47**

**Thank you for your payment.**

Run: 8/6/2019 10:23:47 AM

End of Receipt Number 11077025: 1 Page

{asLand30}

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:

GREEN 350 HIGHWAY PROPERITES LLC  
 C/O BRUCE WRIGLEY  
 4631 PIPELINE RD  
 VICTORIA BC V8Z5M6  
 CANADA

OWNER:

GREEN 350 HIGHWAY PROPERITES LLC  
 % W JOHN GREEN TRUSTEE  
 2101 PEERY DR  
 FARMVILLE VA 23901



## PZ 2019-10

To: City of Raytown Planning and Zoning Commission  
From: Chris Gilbert, Planning & Zoning Coordinator  
Date: October 17, 2019  
Re: Application for Conditional Use Permit

### CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Anthony LaRose  
Property Owner: Terry Mammen  
Property Location: 6132 Blue Ridge Blvd.  
Request: Conditional Use Permit approval for a Tattoo/Body Piercing Establishment

The applicant, Anthony LaRose, is requesting Conditional Use Permit (CUP) approval for a Tattoo/Body Piercing use in a Neighborhood Commercial (NC) zoning district. Per the city's land use table, Tattoo/Body Piercing shops can only be conditionally approved in this zoning district and are limited by Section 10-532 of the Municipal Code to one per 15,000 population. As Raytown was under 30,000 population based on the 2010 Census, that limits the number to two such establishments. At the present time, none exist in Raytown.



Figure 1 – Surrounding Zoning and Location Map



# Staff Report

Community Development  
Planning and Development Services

## SURROUNDING ZONING AND LAND USES

Property's Zoning Classification	Neighborhood Commercial (NC)
Surrounding Properties' Zoning	Neighborhood Commercial (NC)
Surrounding Overlay	Central Business District Overlay
Surrounding Land Use	Commercial
Designated Future Land Use	Commercial
Ward	Ward 2
Approximate Land Area	0.17 Acres
Roadway Classification	Collector

### SITE DESCRIPTION, HISTORY, AND PRESENT USE

The building has been vacant since 2017 when a Bookkeeping and Tax business last had a valid business license. Business licenses show up on the property as early as 1999 in city records when the property was an Allstate Insurance office. The building has an upper floor and a basement level. The west side of the property contains the parking area with an access drive around the north side of the building out to Blue Ridge Blvd. There is no licensed use of the building at present and it continues to remain vacant.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The structure is surrounded by commercial development. On the North side of the structure is. To the south is Emerald Automotive. To the West is the Mid-Continent Public Library. To the East across Blue Ridge Blvd. is strip commercial.

### PUBLIC COMMENTS

The public notice was published in *The Daily Record* on September 27, 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 October 1, 2019, and no one showed up for the meeting. To date, the Community Development Department has received no letters/calls regarding this application.

---

### ANALYSIS

Evaluating an application for a conditional use permit requires consideration 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 Neighborhood Commercial (NC). This zoning district is designed to accommodate commercial activities that service smaller, more local, neighborhood-oriented businesses. In addition to being Neighborhood Commercially zoned, the subject property is also in the Central Business District of Raytown, so it attracts more



# Staff Report

Community Development  
Planning and Development Services

customer traffic from outside the surrounding neighborhoods than a typical neighborhood commercial area would. There is also excellent access to the property from 63<sup>rd</sup> Street and Blue Ridge Blvd. The building is designed for office type use, not too unlike what a small in-line shopping center space would provide. The last tattoo parlor in Raytown, Working Class Tattoo (which moved operations to its other location in Westport), was located in a small strip space in Raytown Plaza about a block to the south. Re-use of this vacant office building, in compliance with the recommended conditions of approval, can be accomplished with minimal negative impacts.

## **2. Conservation of property values**

No negative change to neighboring property values is expected. Requirements are being added as conditions of approval that, when combined with re-use of a vacant structure, would significantly contribute to the vitality of the downtown area, which continues to struggle with a number of vacant commercial buildings.

## **3. Protection against fire and casualties**

Staff has no concerns regarding fire and/or casualties on this project. The structure is fairly modern and is still in decent repair. The business operator, Anthony LaRose, has submitted a floor plan for the business to utilize the top floor and the materials to be used are in compliance with Chapter 10-532 of the Municipal Code. Flooring will be nonporous laminate pergot style flooring to permit easy cleanup after a tattoo session and make it easier to sanitize the facility and prevent disease transmission. The building has both a front and rear door to exit the building in case of fire.

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

The proposed business is not anticipated to violate any general police regulations. Municipal Code Section 10-532 contains very specific operating criteria tied to the ongoing maintenance of a business license for this type of use that will continually need to be followed.

## **5. Prevention of traffic congestion**

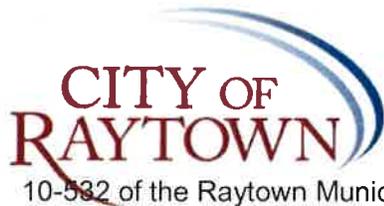
The proposed business is a small operation and will not increase traffic congestion above what is normal for the vicinity. With Raytown Plaza Shopping Center, Raytown High School, several apartment complexes, and the downtown business district close by, the additional traffic generated by a small tattoo operation will not be noticeable.

## **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. Adequate access to the property is presently available directly from Blue Ridge Blvd. There is sufficient space to permit customer parking on the west side of the building where a fully paved parking lot already exists. A single handicapped parking space is required close to the main entrance.

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

The proposed business will not affect the safety of individuals or property outside of what the basic operation of a tattoo procedure does to the customer. The structure is in reasonable condition and the tattoo operation must comply with all of the provisions contained in Section



# Staff Report

Community Development  
Planning and Development Services

10-532 of the Raytown Municipal Code. The business operator has submitted a copy of his disease testing report that staff can provide to the Commission to review with the applicant's permission but as it contains personal medical information, it is not included in this packet.

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

The proposed business will not significantly affect the air quality of the area above what is normal for the area, and should have no additional impact on neighboring properties.

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

The proposed business will not affect the intensity of land uses in the area. The downtown area of Raytown is already underutilized from an intensity of use standpoint with a number of vacant buildings so the overall effect of this new business will only make the area appear less underutilized.

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

The proposed business will not affect any public utilities or schools but may generate some additional revenue in return. The business will occupy an existing structure already connected to utility services.

## **11. Invasion by inappropriate uses**

Staff does not view the proposed business as an inappropriate use at this location. It was originally constructed as, and has been, utilized as an office facility for decades and the proposed business would continue that use at the same level of intensity as the customer traffic from a tattoo parlor and that of an insurance office are very similar.

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

The property on which the proposed business would be located is fully developed. Staff has provided recommended conditions of approval to ensure compliance if any changes are contemplated in the future.

## **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 if the recommended conditions of approval are adopted.

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

The proposed business should not affect the orderly and proper renewal, development or growth of the city. The applicant's proposed re-use of a vacant building, combined with the recommended conditions of approval will contribute to the orderly renewal of the city. If the application is not approved, the possibility exists that the building could continue to stay vacant for a much longer time. Additionally, the City does permit tattoo and body piercing with a Conditional use Permit and at present there does not exist a single one in Raytown.

---

## **RECOMMENDATION**

Staff recommends approval of Case No. PZ 2019-10 – Conditional Use Permit for a Tattoo/Body Piercing shop at 6132 Blue Ridge Blvd. with the following conditions of approval:



# Staff Report

Community Development  
Planning and Development Services

1. Parking lot shall be maintained in good condition at all times. Pot holes shall be filled and parking lot sealed to prevent further decay.
2. Entire parking lot shall be properly striped with parking spaces along the south side of the lot with 9 ft x19.5 ft spaces. Spaces shall include a single handicapped parking space accessible to the main entrance of the building that is 8 ft x 19.5 ft with an 8 ft x 19.5 ft striped unloading zone and shall have a pole sign in front of the space with the international symbol of accessibility and "van accessible" upon it. This space can be at front of building.
3. Ensure the entire building exterior is maintained in good condition at all times. Appears to be some damage to front façade that shall be repaired.
4. Ensure the site is maintained in good condition at all times. All junk, trash, and debris that is dumped on the site to be removed. Keep all grass and weeds trimmed at all times.
5. All signage shall be issued under separate permit process and shall meet Municipal Code requirements.
6. Any trash dumpster placed on site needs to be screened unless stored indoors except on trash pickup day. Such enclosure shall have a proper gate that can be accessed by the trash truck and also screen the container from view at all times. A dumpster may also be placed inside a fully screened vehicle storage area if such is required or voluntarily installed.
7. No Certificate of Occupancy or Commercial Use Permit will be issued until all requirements of this section have been met and all requirements of Section 10-532 regarding the operation of Tattoo/Body Piercing businesses. The property should not be occupied and used until the Commercial Use Permit and/or a Business License to operate are issued.
8. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

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:  
6132 Blue Ridge Blvd Raytown MO 64133

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

Name	Address	Phone
<u>Terry Mammen</u>	<u>21408 E 34<sup>th</sup> Ten Ct S Independence</u>	
<u>Kathleen Mammen</u>	<u>816 213 4747</u>	<u>MO 64052</u>

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

Name	Address	Phone/Email

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

Vacant

?

5. Zoning classification of the property: N/C

?

6. Specify the use desired for the property: TATTOO + BODY PIERCING

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

Structure	Height
<u>1 Building</u>	<u>24' - to Roof Line</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)

Terry Mammen  
Kathleen Mammen

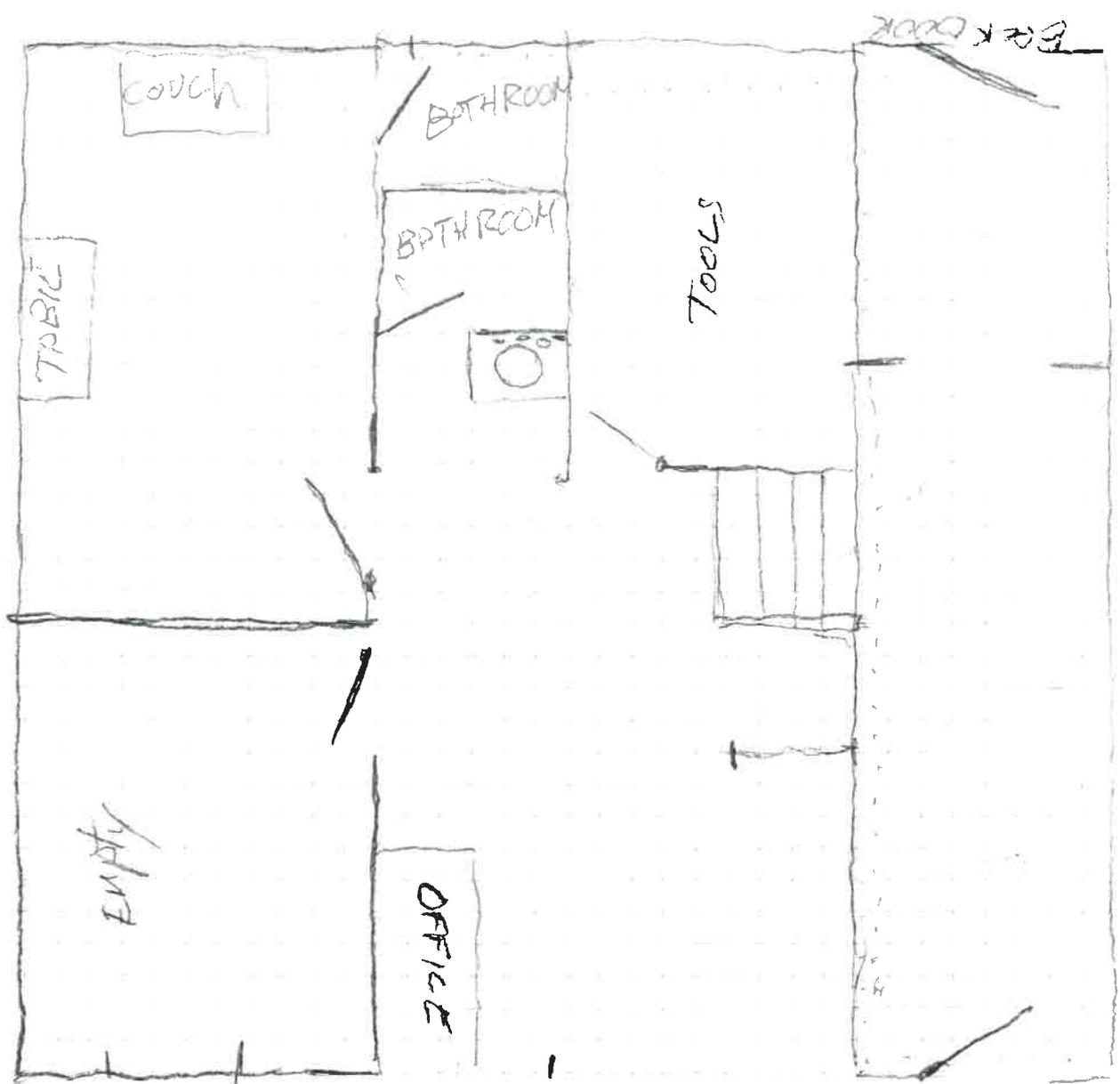
State of Missouri

Division of Professional Registration  
Tattooist

VALID THROUGH JUNE 30, 2021  
ORIGINAL CERTIFICATE/LICENSE NO. 2018041373  
ANTHONY PAUL LAROSE  
1209 NW VILLAGE DRIVE  
APT A  
BLUE SPRINGS MO 64015  
USA

ANTHONY PAUL LAROSE  
1209 NW VILLAGE DRIVE  
APT A  
BLUE SPRINGS MO 64015  
USA





Upstairs used for tattooing ,basement is empty  
 All laminate pergot style flooring nonporous. 2  
 bathrooms adequate parking including handicap  
 Hours will be from noon until 11pm

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Before the undersigned Notary Public personally appeared **Tammy Morehead** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that 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 **September 27, 2019** edition and ending with the **September 27, 2019** edition, for a total of 1 publications:

09/27/2019

**Notice of Public Hearing**

The Community Development Department has received an application for a Conditional Use Permit for a Tattoo and Body Piercing Shop to be located at 6132 Blue Ridge Blvd. in Raytown, Missouri.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday **October 17, 2019**.

The Raytown Board of Aldermen will also hold public hearings regarding the above-described application tentatively scheduled for 7:00pm on **Tuesday, November 12, 2019** and 7:00pm on **Tuesday, November 19, 2019**.

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 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) 737-6059 or by e-mail at [chrsg@raytown.mo.us](mailto:chrsg@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.

11797175 Jackson Sep. 27, 2019

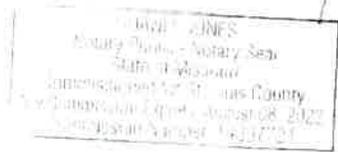
*Tammy Morehead*

Tammy Morehead

Subscribed & sworn before me this 27 day of Sept, 2019  
(SEAL)

*Cheryl Jones*

Notary Public





**Community Development Department**

10000 E 59<sup>th</sup> Street

Raytown, MO 64133-3993

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

September 23, 2019

Dear Applicant:

We have received your application for a Conditional Use Permit and will be moving ahead with the Planning and Zoning Commission process and will be heard at the **October 17, 2019 PZ meeting**. However, there are still several deadlines that will need to be met before the public hearing.

Wednesday (9/25/19), the Community Development Department will be sending the City Clerk a Notice of Public Hearing to be published in the newspaper announcing that your application will be heard at the October 17<sup>th</sup> Planning Commission meeting.

Also, by the end of the day today (9/23/19), the Community Development Department will provide you the addresses of property owners within 185 feet of the project site. It will then be your responsibility to invite these property owners to a neighborhood meeting. The invitation should provide a brief description of the application and will state the time, date and location for the meeting. You are more than welcome to host the neighborhood meeting at Raytown City Hall in our council chambers. Please, contact the Community Development Department to reserve a date and time for the council chambers before sending out the invitation to the surrounding properties.

This invitation must be sent in the mail to the addresses we provide you with by **Wednesday 9/25/19**. The neighborhood meeting must be held no later than 4:00 PM on **Thursday 10/3/19**. A summary of who attended the meeting (sign-in sheet) and what topics and/or issues were discussed must be submitted to the Community Development Department by 12:00 PM on Friday **10/7/19**.

15 days prior to the October 17<sup>th</sup> PZ meeting, public notice signs must be posted on the site of the case. These signs will need to be picked up from the Community Development Department at Raytown City Hall and must be posted no later than 12:00 PM on **Wednesday 10/2/19**. The signs must remain posted through the hearing, and through any continuances of the hearing by the planning and zoning commission.

We strongly encourage you to meet these deadlines. Failure to do so may impact the review process. If you have any questions, please contact me immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Gilbert", written over a white background.

**Chris Gilbert**  
Planning and Zoning Coordinator  
10000 E 59<sup>th</sup> St.  
Raytown, MO 64133-3993  
816-737-6059  
[chrisg@raytown.mo.us](mailto:chrisg@raytown.mo.us)

MAILING LIST FOR 6312 BLUE RIDGE BLVD : OCTOBER CONDITIONAL USE PERMIT

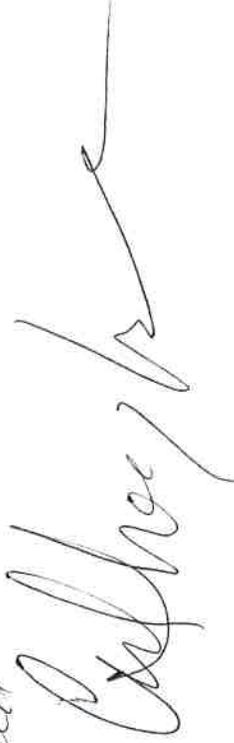
OWNER	OWNER ADDRESS	TENANT	TENANT ADDRESS
CONSOLIDATED PUBLIC LIBRARY #3	15616 E US 24 HWY, INDEPENDENCE MO 64050	CONSOLIDATED PUBLIC LIBRARY #3	6131 RAYTOWN RD, RAYTOWN MO 64133
FEBBAT LLC	7648 CANTERBURY, PRARIE VILLAGE KS 66028	TENANT	6117 RAYTOWN RD, RAYTOWN MO 64133
LOUIS MATTOON	6122 BLUE RIDGE BLVD, RAYTOWN MO 64133	TENANT	10007 E 61 <sup>ST</sup> TER, RAYTOWN MO 64133
LOUIS MATTOON	6122 BLUE RIDGE BLVD, RAYTOWN MO 64133	TENANT	10011 E 61 <sup>ST</sup> TER, RAYTOWN MO 64133
RANDALL TAYLOR	20904 E 181 <sup>ST</sup> ST, PLEASANT HILL MO 64080	TENANT	6112 BLUE RIDGE BLVD, RAYTOWN MO 64133
LOUIS MATTOON	6122 BLUE RIDGE BLVD, RAYTOWN MO 64133	SAME	
STEVE WILLIAM KNABE TRUST	5756 BLUE RIDGE BLVD, RAYTOWN MO 64133	TENANT	6124 BLUE RIDGE BLVD, RAYTOWN MO 64133
JAMES DUNN & WF	11313 E 56 <sup>TH</sup> TER, KANSAS CITY MO 64133	TENANT	6140 BLUE RIDGE BLVD, RAYTOWN MO 64133
THIS PROPERTY OWNED BY CITY OF RAYTOWN, NO LETTER REQUIRED			
1340 E 9 <sup>TH</sup> STREET REALTY CORP	805 AVE L, BROOKLYN NY 11230	Property address only- no tenant	10009 E 62 <sup>ND</sup> ST, RAYTOWN MO 64133
		TENANT	6121 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6123 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6125 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6127 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6129 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6133 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6137 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6141 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6143 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6151 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6147 BLUE RIDGE BLVD, RAYTOWN MO 64133

MAILING LIST FOR 6312 BLUE RIDGE BLVD : OCTOBER CONDITIONAL USE PERMIT (continued)

CHARLES & DIANNE WILSON	6119 BLUE RIDGE BLVD, RAYTOWN MO 64133	SAME	
EDWARD & DONNA OMAN	5363 S JENNINGS CT, INDEPENDENCE MO 64055	TENANT	6115 BLUE RIDGE BLVD, RAYTOWN MO 64133
GIBSON FUNERAL HOMES INC	6113 BLUE RIDGE BLVD, KANSAS CITY MO 64133	SAME	
BRI-ZEL PROPERTIES LLC	7101 E 12 <sup>TH</sup> ST, KANSAS CITY, MO 64126	TENANT	6109 BLUE RIDGE BLVD, RAYTOWN MO 64133

*All tenants on this list were notified via mailed letter.*

*All property owners were also notified*





**CONDITIONAL USE**

APPLICATION NUMBER  
*2019-10*

**PUBLIC HEARING AT CITY HALL  
BEFORE PLANNING COMMISSION ON**  
*Thursday, Oct 17<sup>th</sup> at 7:00 P.M.*

CITY OF RAYTOWN, MISSOURI

Unauthorized Removal, Damage, or Destruction of this Sign Punishable by Law

**TUE**

**1**

**4:58 PM**



INSTRUMENT NUMBER / BOOK & PAGE

2013E0112943

Robert T Kelly Director Recorder Of Deeds

**WARRANTY DEED**

THIS INDENTURE, Made the 10<sup>th</sup> day of October, 2013, A.D.,  
by and between **TERRY W. MAMMEN, a.k.a. TERRY MAMMEN, and KATHLEEN D. MAMMEN, a.k.a. KATHLEEN MAMMEN, a.k.a. KATHLEEN .D. HISLOP, husband and wife**, of the County of Jackson, State of Missouri, Grantor(s), and **TERRY MAMMEN and KATHLEEN MAMMEN as Co-Trustees of the TERRY MAMMEN and KATHLEEN MAMMEN CO-GRANTOR TRUST** dated 10/10/13, of the County of Jackson, State of Missouri, Grantee,

(Mailing address of said named Grantee is 21408 E. 34th Terrace Courts, Independence, MO 64057).

**WITNESSETH: THAT SAID GRANTORS**, for no consideration, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantee, its heirs and assigns, all the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to-wit:

Lot 47, SADDLE RIDGE – 3<sup>RD</sup> PLAT, a subdivision in Independence, Jackson County, Missouri.

AND

Lot 106, BORDNER ESTATES, 3<sup>RD</sup> PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.  
Subject to easements, reservations, restrictions, and covenants, if any, of record.

AND

Lot 107, BORDNER ESTATES, 3<sup>RD</sup> PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.  
Subject to easements, reservations, restrictions, and covenants, if any, of record.

AND

LOT 64, ASKANAS HEIGHTS, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

All of the East 20 feet of Lot 2 and Lot 1, except the East 5 feet of the North 70 feet thereof, GLOVER'S ADDITION, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.  
also



## Property Account Summary

Parcel Number	45-120-08-10-00-0-00-000	Property Address	6132 BLUE RIDGE BLVD , RAYTOWN, MO 64133
---------------	--------------------------	------------------	--

### General Information

Property Description	ASKANAS HEIGHTS LOT 64
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

### Property Characteristics

Property Class	2010
----------------	------

### Parties

Role	Percent	Name	Address
Taxpayer	100	MAMMEN TERRY & KATHLEEN-TRUSTEES	21408 E 34TH TERRACE CT S, INDEPENDENCE, MO 64057 UNITED STATES
Owner	100	MAMMEN TERRY & KATHLEEN-TRUSTEES	21408 E 34TH TERRACE CT S, INDEPENDENCE, MO 64057 UNITED STATES

### Property Values

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
Market Value Total	156,000	118,950	118,950	105,575	105,575
Taxable Value Total	49,920	38,064	38,064	33,784	33,784
Assessed Value Total	49,920	38,064	38,064	33,784	33,784

The tax balance calculator is not available.

### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	27.410000
CITY - RAYTOWN	195.990000
FIRE DISTRICT - RAYTOWN	395.330000
JACKSON COUNTY	266.940000
MENTAL HEALTH	44.570000
METRO JUNIOR COLLEGE	87.740000
MID-CONTINENT LIBRARY	150.850000
RAYTOWN SCHOOL C-II	2,405.640000
STATE BLIND PENSION	11.420000
REPLACEMENT TAX	546.980000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/04/2018 18:27	10935568	5,136.89	29,166.31	29,166.31	0.00
11/15/2017 12:02	10296464	4,479.18	4,479.18	4,479.18	0.00
11/09/2017 10:50	10293316	5,182.79	5,182.79	5,182.79	0.00
12/16/2016 19:46	9984036	5,278.80	5,278.80	5,278.80	0.00
12/24/2015 13:32	9472720	5,281.86	5,281.86	5,281.86	0.00
12/15/2014 20:00	8857005	5,182.22	5,182.22	5,182.22	0.00



# Staff Report

Community Development  
Planning and Development Services

**PZ 2019-11**

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: October 17, 2019

Re: Application for Conditional Use Permit

---

## CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Mohammad Murayan

Property Owner: Nafees Mahmood

Property Location: 10805 E. 350 Hwy.

Request: Conditional Use Permit approval for Vehicle Sales and Detailing Use

The applicant, Mohammad Murayan, is requesting Conditional Use Permit (CUP) approval for a Vehicle and Equipment Sales with Auto Detailing use in a Highway Commercial (HC) zoning district. Per the city's land use table, vehicle sales can only be conditionally approved in this zoning district. This property has been a licensed car wash facility until August 31, 2019, when the last business license expired.



Figure 1 – Surrounding Zoning and Location Map



# Staff Report

Community Development  
Planning and Development Services

## SURROUNDING ZONING AND LAND USES

Property's Zoning Classification	Highway Commercial (HC)
Surrounding Properties' Zoning	Highway Commercial (HC)
Surrounding Overlay	350 Corridor Overlay
Surrounding Land Use	Commercial
Designated Future Land Use	Commercial
Ward	Ward 4
Approximate Land Area	0.63 acres
Roadway Classification	Highway

## SITE DESCRIPTION, HISTORY, AND PRESENT USE

The car wash and covered vacuum area have existed at the present location for a number of years and the structures are beginning to show their age. Business licenses have been valid on the property until August 2019 for East 350 Highway Car Wash. The site has direct access to both the eastbound and the westbound lanes of 350 Highway, as the property sits in the median between the roadways. The applicant is attempting to acquire a business license to add vehicle sales and detailing to the car wash functions on the site. As vehicle sales requires a Conditional Use Permit, the applicant is holding off on any large investments in upgrading the site until the Permit is issued. The applicant has provided a letter that is attached that provides more detail on what is being intended for the site upgrades.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The structure is surrounded by commercial development. On the North side of the property across the westbound lanes of 350 Highway are two already existing business licensed to sell used cars. To the West are a group of commercial office buildings. To the South across the right of way for 350 Highway are two more existing used car lots. To the East is a gas station and convenience store.

## PUBLIC COMMENTS

The public notice was published in *The Daily Record* on September 27, 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 October 1, 2019, and one person showed up for the meeting. A meeting summary from the applicant is attached. To date, the Community Development Department has received one call regarding this application, from the same person who attended the neighborhood meeting.

## ANALYSIS

Evaluating an application for a conditional use permit requires consideration 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:



# Staff Report

Community Development  
Planning and Development Services

## **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 service and draw customers from a broad area, not just the surrounding neighborhoods. The presence of 350 highway and the large daily count of vehicles along this roadway provide a ready and visible customer base for vehicle sales businesses. Use as a used auto sales, detailing and car wash business, in compliance with the recommended conditions of approval, can be accomplished with minimal negative impacts.

## **2. Conservation of property values**

No negative change to neighboring property values is expected. Requirements are being added as conditions of approval that, when combined with remodeling of the existing structures, would significantly contribute to the vitality of this area of 350 Highway which has been significantly impacted by the departure of several businesses including new automobile dealerships. However, there already exist four used auto sales businesses in the immediate vicinity of the subject property and this application would add a fifth.

## **3. Protection against fire and casualties**

Staff has no concerns regarding fire and/or casualties on this project. The car wash structure will be remodeled per the applicant's stated intent and will have to be inspected and meet building code. Access to the site is excellent with through access between both the westbound and eastbound lanes of 350 Highway.

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

The proposed business is not anticipated to violate any general police regulations.

## **5. Prevention of traffic congestion**

The proposed business will not increase traffic congestion above what is normal for the vicinity. With the only access to the property from 350 Highway, the additional traffic generated by the auto sales and detailing customers will be minimal and easily handled with the direct highway access to both eastbound and westbound lanes.

## **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. Adequate access to the property is presently available directly from 350 Highway. There is sufficient space to permit customer parking on the south side of the property. Handicapped access will need to be provided on the south side of the existing car wash building close to the main entrance of the proposed remodeled office area.

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

The proposed business will not affect the safety of individuals or property. The structure is in reasonable condition and will be remodeled. Any building plans will have to meet building code and the work will be inspected by the City.

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

The proposed business will not significantly affect the air quality of the area above what is normal for a vehicle sales and detailing business, and should have no additional impact on neighboring properties.



# Staff Report

Community Development  
Planning and Development Services

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

The proposed business will affect the intensity of land uses in the area but shouldn't cause overcrowding. The subject property is immediately accessible only from 350 Highway and has nowhere to expand to. With proper site planning, as the applicant will be required to submit a site plan for the sales and detailing re-use, any overcrowding can be mitigated. Regarding increasing intensity of land use, this is an issue for the Commission to consider, as adding auto sales to a car wash will certainly increase the intensity. Additionally there are already four other used auto sales businesses in the immediate vicinity.

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

The proposed business will not affect any public utilities or schools but may generate some additional revenue in return. The business will occupy an existing structure already connected to utility services. Some modification will be necessary to convert the car wash to include an office area but that would be handled as part of the permit approval process.

## **11. Invasion by inappropriate uses**

Staff believes another car wash in this area of 350 Highway could be considered an inappropriate use at this location. It was originally constructed as a car wash, another type of business that the city has many of along 350 Highway and which itself may be viewed as an inappropriate land use in this location. The upside to the application is the applicant's intent to renovate the property.

## **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. Staff has provided recommended conditions of approval to ensure compliance when plans for site modifications or building renovations are submitted.

## **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 if the recommended conditions of approval are adopted.

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

The proposed business should not affect the orderly and proper renewal, development or growth of the city if the Planning Commission decides this application is an appropriate use at this location. The applicant's proposed re-use and remodeling of an old car wash, combined with the recommended conditions of approval will contribute to the orderly renewal of the city by revamping what is presently a poorly cared for property. The view can also be taken that the property might be better utilized as a commercial retail site, given its prominent location on 350 Highway, and by perpetuating used auto sales, redevelopment would continue to be delayed. By taking this approach, there is no guarantee that the site will get an interested party that would redevelop it for such a use. The possibility exists that it could continue to stay an underutilized and aging car wash for a much longer time, delaying site improvements like the ones proposed by the applicant, and creating an even bigger appearance issue over time along one of our major entry gateways.



# Staff Report

Community Development  
Planning and Development Services

## RECOMMENDATION

Staff recommends the Planning Commission consider if this is an appropriate use for the proposed location, based upon the applicant's intent for the property and the analysis by staff contained in this report. If the planning Commission decides the use is appropriate, staff then recommends the application for Case No. PZ 2019-11 – Conditional Use Permit for a Vehicle Sales and Detailing business to be located at 10805 E. 350 Highway be approved with the following conditions of approval:

1. Applicant to submit site plan and building remodel plans for staff review that comply with all City Code requirements, including the 350 Corridor Design Standards and the adopted Building Codes of the City.
2. The building exterior shall be maintained in good condition at all times.
3. Ensure the site is maintained in good condition at all times. No junk, trash, and debris is to be permitted to accumulate on the property. All landscaping and grass areas to be properly maintained and kept free of weeds.
4. All signage shall be issued under separate permit process and shall meet Municipal Code requirements.
5. Any trash dumpster placed on site needs to be screened unless stored indoors except on trash pickup day. Such enclosure shall have a proper gate that can be accessed by the trash truck and also screen the container from view at all times.
6. No unlicensed/inoperable vehicles will be permitted to be stored on the property outside of the principal structure if such is designed to contain vehicles overnight for detailing purposes.
7. No Certificate of Occupancy or Commercial Use Permit will be issued until all requirements of this section have been met. The property should not be occupied and used for vehicle sales until the Commercial Use Permit and/or a Business License to operate are issued.
8. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

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:  
10805 E Hwy 350, 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>Mohd Murayan</u>	<u>8640 E 97<sup>th</sup> Ter Kansas City Mo 64134</u>	<u>816.216.9104</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>Nafees Mahmood</u>	<u>2814 SW 11<sup>th</sup> St Leesummit Mo 64081</u>	<u>913.940.0482</u>

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

Carwash

5. Zoning classification of the property: Commercial

6. Specify the use desired for the property: Carwash, Detail, Auto Sales.

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

<u>Structure</u>	<u>Height</u>
<u>existing carwash structure</u>	
<u>existing <input checked="" type="checkbox"/> vacuum canopy</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)

 \_\_\_\_\_

\_\_\_\_\_

Mohd. Murayan  
10805 E 350 Highway  
Raytown MO 64138  
**Rezoning of Premises**

As the Honorable Mayor and the City Council are aware, the current operation does not yield enough revenue and consequently, taxes for the benefit of the City. We are proposing rezoning the above premises to allow operation of additional businesses for mutually beneficial results.

I am aware that this proposal will involve a huge initial capital outlay, but in order to realize the potential of the premises we would have to

- A. Improve the aesthetics of the location
- B. Change the low yield of the nature of the business

To resolve these problems, I propose:

Remodel the current structure with attractive roof, lights, signs and fencing. This would require modification of the current structure to include an office for the operator.

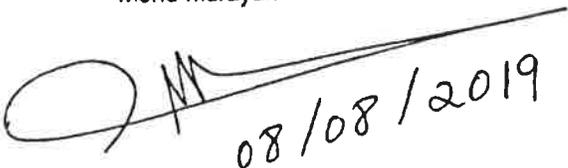
To improve revenue generation and consequently the sales taxes and income taxes I propose to integrate two specific business operations which would address that issue in addition to the current use of the premises as a car wash:

1. An auto detail shop: As we are all aware, Americans love their cars and an inviting auto detail store with comfortable sitting areas and internet availability for the Clients would attract at least quadruple the number of current customers, the existing structure we believe can be suitably modified to accommodate this requirement.
2. An auto sales store. Integrated with the Car Wash and detail shop would be a quality car sales establishment. This would complete the concept of an all in one business which would offer everything associated with automobiles, sales of top quality automobiles to car washes and detailing.

If the Honorable Mayor and the City Council would approve the above proposal and any zoning changes which might be required, it would be extremely beneficial to us, the business operators, and the City of Raytown in the form of substantially enhanced tax income.

I thank you for your sympathetic consideration.

Mohd Murayan

  
08/08/2019

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Tammy Morehead** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that 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 **September 27, 2019** edition and ending with the **September 27, 2019** edition, for a total of 1 publications:

09/27/2019

### Notice of Public Hearing

The Community Development Department has received an application for a Conditional Use Permit for an Auto Sales and Detailing business to be located at 10805 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 **October 17, 2019**.

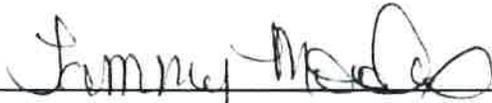
The Raytown Board of Aldermen will also hold public hearings regarding the above-described application tentatively scheduled for 7:00pm on **Tuesday, November 12, 2019** and 7:00pm on **Tuesday, November 19, 2019**.

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 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) 737-6059 or by e-mail at [chrts@raytown.mo.us](mailto:chrts@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.

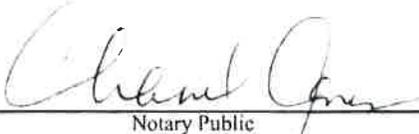
11797176 Jackson Sep. 27, 2019



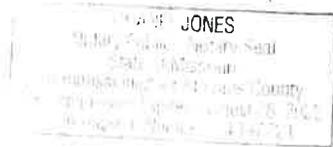
Tammy Morehead

Subscribed & sworn before me this 27<sup>th</sup> day of Sept, 2019

(SEAL)



Notary Public





**Community Development Department**

10000 E 59<sup>th</sup> Street

Raytown, MO 64133-3993

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

September 23, 2019

Dear Applicant:

We have received your application for a Conditional Use Permit and will be moving ahead with the Planning and Zoning Commission process and will be heard at the **October 17, 2019** PZ meeting. However, there are still several deadlines that will need to be met before the public hearing.

Wednesday (9/25/19), the Community Development Department will be sending the City Clerk a Notice of Public Hearing to be published in the newspaper announcing that your application will be heard at the October 17<sup>th</sup> Planning Commission meeting.

Also, by the end of the day today (9/23/19), the Community Development Department will provide you the addresses of property owners within 185 feet of the project site. It will then be your responsibility to invite these property owners to a neighborhood meeting. The invitation should provide a brief description of the application and will state the time, date and location for the meeting. You are more than welcome to host the neighborhood meeting at Raytown City Hall in our council chambers. Please, contact the Community Development Department to reserve a date and time for the council chambers before sending out the invitation to the surrounding properties.

This invitation must be sent in the mail to the addresses we provide you with by **Wednesday 9/25/19**. The neighborhood meeting must be held no later than 4:00 PM on **Thursday 10/3/19**. A summary of who attended the meeting (sign-in sheet) and what topics and/or issues were discussed must be submitted to the Community Development Department by 12:00 PM on Friday **10/7/19**.

15 days prior to the October 17<sup>th</sup> PZ meeting, public notice signs must be posted on the site of the case. These signs will need to be picked up from the Community Development Department at Raytown City Hall and must be posted no later than 12:00 PM on **Wednesday 10/2/19**. The signs must remain posted through the hearing, and through any continuances of the hearing by the planning and zoning commission.

We strongly encourage you to meet these deadlines. Failure to do so may impact the review process. If you have any questions, please contact me immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Gilbert".

**Chris Gilbert**  
**Planning and Zoning Coordinator**  
10000 E 59<sup>th</sup> St.  
Raytown, MO 64133-3993  
816-737-6059  
[chrisg@raytown.mo.us](mailto:chrisg@raytown.mo.us)

MAILING LIST FOR 10805 E 350 HWY : OCTOBER CONDITIONAL USE PERMIT

OWNER	OWNER ADDRESS	TENANT	TENANT ADDRESS
KENNETH DAVIS	10915 E 350 HWY, RAYTOWN MO 64138	<del>SAME</del>	
RAWJANI LLC	10901 E 350 HWY, RAYTOWN MO 64138	<del>SAME</del>	
ROY & ALICE MCMAHAN	8405 NORTHERN, RAYTOWN MO 64138	TENANT	10811 E 350 HWY, RAYTOWN MO 64138
BRADLEY WILSON	704 SW BENJAMIN DR, LEES SUMMIT MO 64081	TENANT	10807 E 350 HWY, RAYTOWN MO 64138
RAYTOWN 350 SOUTH DEVELOPMENT LLC	605 W 47 <sup>TH</sup> ST #200, KANSAS CITY MO 64112	No address assigned by city- Southeast quadrant of Hedges and 350 HWY	
LIGHTHOUSE BUSINESS ASSOCIATION INC	211 NW EXECUTIVE WAY STE H, LEES SUMMIT MO 64063	TENANT	10801 E 350 HWY, RAYTOWN MO 64138
KIRBY FERGUSON DEVELOPMENT	211 NW EXECUTIVE WAY STE H, LEES SUMMIT MO 64063	TENANT	10801 E 350 HWY, RAYTOWN MO 64138
A&J LIN LLC	3259 HARVEY CT, PLEASANTON CA 94588	TENANT	10803 E 350 HWY UNIT B, RAYTOWN MO 64138
DAVID & DONNA FRAY	10803 E 350 HWY, KANSAS CITY MO 64138	<del>SAME</del>	
GERALD SEARS	100 BUCKSKIN GAP, SADDLEBROOKE MO 65630	TENANT	10808 E 350 HWY, RAYTOWN MO 64138
350 PROPERTIES LLC	10624 E 56 <sup>TH</sup> TER, RAYTOWN MO 64133	TENANT	10812 E 350 HWY, RAYTOWN MO 64138
350 PROPERTIES LLC	10624 E 56 <sup>TH</sup> TER, RAYTOWN MO 64133	TENANT	10816 E 350 HWY, RAYTOWN MO 64138
EXPEDITORS INC	10900 E 350 HWY, RAYTOWN MO 64138	<del>SAME</del>	
ESMAEL & JOYCE GHAIARNIA	21725 S WAVERLY RD, SPRING HILL KS 66083	TENANT	10904 E 350 HWY, RAYTOWN MO 64138
ROBERT & STEPHEN AHOLT	10908 N BLUE PKWY, RAYTOWN MO 64133	TENANT	10908 E 350 HWY, RAYTOWN MO 64138

15 Owners

10 tenant

We sent notification letters by mail to each owner & tenant assigned above informing them about the neighborhood meeting. These letters were sent by mail on Wednesday 09/25/19



Mohd Murayan 09/25/19

## Chris Gilbert

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**From:** Mohammad Murayan <mohmrayyan@yahoo.com>  
**Sent:** Wednesday, October 2, 2019 8:56 AM  
**To:** Chris Gilbert  
**Subject:** Neighborhood Meeting Summary  
**Attachments:** image0.jpeg; ATT00001.txt

On Tuesday 10/01/2019 a neighborhood meeting was Held at Raytown City Hall Council Chamber. One Person showed up, i talked about my plan covering the following points:

- 1- Yield enough revenue and more taxes for the benefit of the city of Raytown.
- 2- Improve the aesthetics of the Location.
- 3- Clean environment with no violation will be added.
- 4- Reliable used car sales and professional detailing services for the benefit of the community.
- 5- More job opportunity to the community.

We explained our plan and answered all questions a person asked. Looking forward for following planning and zoning hearing on 10/17/2019.

Note: Public Notice Sign was posted on the site of the case after our neighborhood meeting on 10/01/2019.

Regards,  
Mohd Murayan



# CONDITIONAL USE

APPLICATION NUMBER

2019-11

**PUBLIC HEARING AT CITY HALL  
BEFORE PLANNING COMMISSION ON  
Thursday, Oct. 17<sup>th</sup> at 7:00 P.M.**

CITY OF RAYTOWN, MISSOURI

Unauthorized Removal, Defacing, or Destruction of this  
Sign Punishable by Law.

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

08/15/2019 9:47 AM

COV FEE \$27 00 3 PGS



INSTRUMENT NUMBER  
2019E0064010

## MISSOURI WARRANTY DEED

THIS INDENTURE, Made on the 14<sup>th</sup> day of August 2019, by and between

**JASON WAYNE CANTRELL AND SHANNON CANTRELL, HUSBAND AND WIFE**

of the County of Jackson, State of Missouri, Grantor, and

**MOHD MURAYAN**

of the County of Jackson, State of Missouri, Grantee, (Mailing address of said first named Grantee is:  
~~11207 W. KENNEDY BLVD, Kansas City, Missouri 64134~~)

*8640 E. 97th Ter*

· WITNESSETH: THAT THE SAID GRANTOR, in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it paid by said Grantee (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantee, its successors and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of Jackson and State of Missouri, to-wit:

**SEE ATTACHED "EXHIBIT A" LEGAL DESCRIPTION**

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

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

*Stewart Title #495515*

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

File No.: 495515

All that part of the Southwest Quarter of the Northeast Quarter of Section 16, Township 48, Range 32, in Raytown, Jackson County, Missouri, described as follows:

Commencing at a point on the West line of said Quarter Quarter Section 324.50 Feet North of the Southwest Corner thereof; thence North 49 Degrees 02 Minutes East 352.70 feet to a point on the Southerly line of the Right-Of-Way of U.S. Highway No. 350, as now established; thence South 40 Degrees 58 Minutes East along said right-of-way, 10.0 feet to the true point of beginning of this tract; thence South 40 Degrees 58 Minutes East along said right-of-way, 138.36 Feet; thence South 49 Degrees 02 Minutes West, 171.45 feet to a point on the Northerly right-of-way of U.S. Highway No. 350; thence North 61 Degrees 47 Minutes 19 Seconds West along said right-of-way, 148.03 feet; thence North 49 Degrees 02 Minutes East, 224.07 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.



Property Account Summary

Links: Segregation/Merge Data Where are my tax dollars going?

Parcel Number	45-710-10-01-31-0-00-000	Property Address	10805 E M 350 HWY , RAYTOWN, MO 64138
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General Information

Property Description	RNG-32 TWP-48 SEC-16 BEG AT A PT ON W LI SW 1/4 NE 1/4 324.50' N OF SW COR THOF TH N 49 DEG E 352.70' TO PT ON SELY ROW US HWY 350 TH SE ALG SD ROW 10' TO TRU POB TH CONT SE ALG SD ROW 138.36' TH S 49 DEG W 171.45' TO PT ON NLY ROW US HWY 350 TH NW ALG SD ROW 148.08' TH N 49 DEG E 224.07' TO TRU POB
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

Property Characteristics

Property Class	2010
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Parties

Role	Percent	Name	Address
Taxpayer	100	CANTRELL JASON WAYNE	22000 GRACIE DR, PECULAIR, MO 64078
Owner	100	CANTRELL JASON WAYNE	22000 GRACIE DR, PECULAIR, MO 64078

Property Values

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
Market Value Total	192,600	175,810	175,810	155,400	193,796
Taxable Value Total	61,632	56,259	56,259	49,728	62,015
Assessed Value Total	61,632	56,259	56,259	49,728	62,015

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	40.510000
CITY - RAYTOWN	289.683000
FIRE DISTRICT - RAYTOWN	584.313000
JACKSON COUNTY	394.540000
MENTAL HEALTH	65.883000
METRO JUNIOR COLLEGE	129.683000
MID-CONTINENT LIBRARY	222.950000
RAYTOWN SCHOOL C-II	3,555.570000
STATE BLIND PENSION	16.880000
REPLACEMENT TAX	808.440000

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
01/02/2019 09:03	11257011	5,106.43	5,106.43	5,138.43	0.00
12/31/2017 22:38	10564213	5,957.60	5,957.60	5,957.60	0.00
12/31/2016 01:30	11282227	5,240.09	5,240.09	5,240.09	0.00
12/30/2015 03:51	9510511	6,549.41	6,549.41	6,549.41	0.00
01/13/2015 10:14	90381249	5,106.24	5,106.24	5,106.24	0.00

← 2019

Printable Version

**REMINDER:** This application is for research purposes only and cannot be used to pay taxes. To pay your taxes, Click here. 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.