

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION**

AGENDA

January 3, 2019
7:00 pm

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

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

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

3. Approval of October 4, 2018 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-2018-11

Applicant: Greg Stervinou

Reason: Requesting to rezone the parcel at 10009 E 59th Street from NC to R-1

- 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. Rezoning Application
 - c. Deed to property
 - d. Jackson County paid tax receipt
 - e. Notice of Public Hearing
 - f. Site Plan Comment Review Letter

- g. Applicant Response Letter
 - h. Neighborhood meeting invite and sign-in sheet
 - i. Property's sewer as-built
 - j. 1988 topographical map
 - k. Excerpt of Raytown's Comprehensive Plan
 - l. Applicant's site plan and supporting plan documents
4. Introduction of Application by Staff
 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, February 7, 2018 at 7:00 PM

9. Adjourn

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

**October 4, 2018
7:00 pm**

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

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

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

3. Approval of July 12, 2018 Meeting Minutes

- a) Revisions - None
- b) Motion to approve - Emerson
- c) Second - Robinson
- d) Additional Board Discussion – Two new Members: Tina Cochran and David Frazier
- e) Vote – Approve (7-0)

4. Old Business - None

5. New Business

A. Case No.: PZ-2018-07 (Amendment to Planned Development – Blue Ridge Villas Lot 6)

Applicant: Ivan Chiang, LIY Financial LLC

Reason: Requesting Approval for Change of Use in R-3 District

1. Introduction of Application by Chair (Stock)

Case No.: PZ-2018-07 (Amendment to Planned Development – Blue Ridge Villas Lot 6)

Applicant: Ivan Chiang, LIY Financial LLC

Reason: Requesting Approval for Change of Use in R-3 District

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

N/A

3. Enter Additional Relevant City Exhibits into the Record:

- a. Staff report
- b. Final Plat

- c. Plat Application
- d. Plat Checklist
- e. Staff Review Letter & Applicant Responses
- f. City of Raytown Zoning Regulations, as amended
- g. City of Raytown Subdivision Regulations, as amended
- h. City of Raytown Comprehensive Plan
- i. Updated letter of Intent presented September 12, 2018

4. Introduction of Application by Staff

Mr. Haydaripoor introduces the case to the commission. The project amends the Plan Development located at 59th Street and Hunter Court. The applicants are asking to allow for ten bed facility on Lot 6.

5. Presentation of Application by Applicant

Want to change the use from 3 55+ Senior Townhomes into a ten bed Alzheimer Memory Care Facility for Senior 55+. Looking to allow Seniors to age in place, start in Independent Living, progress to Assisted Living and then, if needed, Memory Care Facility.

6. Additional Staff Comments and Recommendation

Willerth: Mr Chiang, you did get an opportunity to review the staff report dated October 4, 2018 and the one condition there for approval.

Chiang: yes, and talked with Mr. Haydaripoor. We did change ownership of the property to Fortune Homes.

Willerth: The staff recommendation is that the three diagonal parking spots that are difficult to back out of and the request is for 90 degree parking is on the west side of the building. Are you willing to go along or do you have an opinion?

Chiang: I am willing to go along because there is space for that, however we are making the loop a one way clockwise loop so when they come in it will be straight in. Also, we are designating the three spaces as employee parking

Haydaripoor: Correction on page 3 Item B there is a typo, instead of two parking spaces it should say three parking spaces.

7. Board Discussion

Stock: Green space is a concern

Chiang: to address this, the drainage area between lots 5 and 6 is being constructed as a green space area. We are putting a path around it so that the Seniors can walk to get exercise, as well as doing some planting of vegetables or flowers. Eliminated one townhouse, instead of doing nineteen, they are only doing eighteen, so that they can put in more parking and a patio area for the Alzheimer's Care.

Stock: Plenty of room for the fire trucks to get in.

Chiang: We did widen the street to 26 foot wide as per what the fire department wanted.

Emerson: This is an excellent project to take care of the Alzheimer's patients.

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

a. Motion - Emerson

b. Second - Meyers

c. Additional Board Discussion

Dwight: The update letter of intent, it went from eight to ten beds, what was the reason for this?

Chiang: It tied back to adequate parking for caregivers and the ratio of parking to beds. In our ideal model we usually have ten beds.

Dwight: So the building stayed the same?

Chiang: We expanded slightly to create two private suites (studio bedroom with its own bathroom)

d. Vote – Yes (7-0)

B. Case No.: PZ-2018-08 (6920 Elm Rezoning – HC to R-3)

Applicant: Antonio Mendez, DharmonyLife LLC

Reason: Requesting Approval to Rezone Property from HC District to R-3 District

1. Introduction of Application by Chair (Stock)

Case No.: PZ-2018-08 (6920 Elm Rezoning – HC to R-3)

Applicant: Antonio Mendez, DharmonyLife LLC

Reason: Requesting Approval to Rezone Property from HC District to R-3 District

2. Open Public Hearing

Gomez: Representing Mr. Mendez.

Correction – After comments from the city, we are adjusting the number of townhomes from six to five.

Stock: The land has been empty and it would be nice to have something in there.

Stoke: The last comprehensive plan that was done about sixteen years ago showed this as being residential. So it is going back to what was in the Comprehensive plan to start with.

Haydaripoor: clarification - The 350 Design Center is the responsibility of the property owner and not the cities responsibility to do the improvements in the right of way.

Frazier: Couple of concerns to address: Parking – sounds like it will be a back out onto Elm St set up. Elm St can get fairly busy down through there. Has there been any alternatives of parking looked into? Also, this lot sits on a hill, and they buildings will be high. Will there be any type of retaining walls or is it going to be graded down to street level?

Gomez: We asked for traffic studies and received no calls back. There has been minimal talk of how to do the grading work. With all the rain, we have not been able to do a study of the property. The plan is to build on the hill as the house currently sits.

Emerson: The back of the house should be facing the other houses and that should create some privacy.

Bettis: On the West property line, there is no indication of any fencing. Is there a fence running along the North and South property lines in the back? Will there be a fence on the west side too?

Gomez: there will be a fence there to connect all those running between the houses.

Frazier: Are there plans to have patios on the back of each house:

Gomez: Currently, the plan is to just have green space.

3. Explain Procedure for a Public Hearing and swear-in speakers

Antonio Mendez sworn in

4. Enter Additional Relevant City Exhibits into the Record:

- a. Staff report
- b. Current City Zoning Map
- c. Proposed Zoning Map
- d. Staff Review Letter & Applicant Responses
- e. Publication of Notice of Public Hearing in Daily Record Newspaper
- f. City of Raytown Zoning Ordinance, as amended
- g. City of Raytown Comprehensive Plan

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

Wilson:

5. Introduction of Application by Staff

Antonio Mendez requesting the lot at 6920 Elm be rezoned from HC to R-3 to allow for a six unit townhome development, which would not be acceptable land use for Highway Commercial Zoning district. It should also be noted that this property is in the Highway 350 design corridor, which means it will have follow additional regulations that are intended to encourage high quality architecture, site planning, landscaping, signage, infrastructure planning and traffic flow.

6. Request for Public Comment

Munger: How are you going to upkeep this property? When the house currently there caught fire, it started her house on fire. It never gets mowed. There is always debris around the house which gets blown around the neighborhood. How long is it going to take to get the construction complete? Her privacy as there will be five potential families moving in.

Gomez: It will take between six and eight months. Currently there is a chain link fence between the properties that provides no privacy. We are proposing to have a wooden privacy fence put up. If it is used as a rental, there will be rules and regulations that will need to be followed and that will provide a certain level of control over the property. If it is not used as a rental, it will be sold.

Munger: There have been people coming in and out of the house. It is a safety hazard. She has called the police as suggested. Is there going to be some kind of construction fence to keep these people out?

Gomez: The house will be demolished. The construction crew will have their own safety procedures to put in place.

Meyers: It may be awhile before the house is demolished, but the contractor will keep the area as safe as possible. With the new construction, the parking has to be taken into account.

Jones: This is in her backyard and she is concerned about privacy after it's all built.

Stock: If they put up a privacy fence, will that help at all?

Jones: Maybe.

7. Additional Staff Comments and Recommendation

Haydaripoor: We have not heard if they agree with the staff recommendations.

Gomez: We agree with the staff recommendations.

8. Board Discussion

Haydaripoor: Parking, we have a couple of recommendations: #5 and #6 - public works has come concern and we have requested a revision of the plans.

Hanson: Plans are still preliminary. There has been no Engineering. They were told up front both streets need to be curbed, guttered and add a sidewalk. They show that, but it has not been physically laid out with slopes or elevations. We have notified them that the storm drainage plan needs to be done, collect and manage the run off, sanitary mains sewer extension will need to be done. The only sanitary sewer is along the road and to the north. We specify that each unit needs to be connected to the sewer individually, so we foresee a newer main extension up the back yards. We are not sold on the parking yet. We are still going to work with them of the parking lot and configuration.

Stock: This is in the staff recommendations.

Wilerth: Will you agree to meet the 14 conditions from the staff?

Mendez: Yes

Frazier: Mr. Hanson will you be requiring the easement on the back side that would only be on their property?

Hanson: Yes

Dwight: The concrete on the north side on the drawing

9. Close Public Hearing

Stock closed.

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

- a. Motion – Meyers approved with the 14 recommendations
- b. Second - Emerson
- c. Additional Board Discussion
- d. Vote – Yes (7-0)

C. Case No.: PZ-2018-09 (Somerset Village Site Plan)

Applicant: Curtis Peterson, Polsinelli (On behalf of Michael Fein, KM THE Realty LLC)

Reason: Site Plan Approval for Somerset Village Apartments

1. Introduction of Application by Chair (Stokes)

Case No.: PZ-2018-09 (Somerset Village Site Plan)

Applicant: Curtis Peterson, Polsinelli (On behalf of Michael Fein, KM THE Realty LLC)

Reason: Site Plan Approval for Somerset Village Apartments

2. Open Public Hearing

3. Explain Procedure for a Public Hearing and swear-in speakers

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

- h. Staff report
- i. Current City Zoning Map
- j. Proposed Zoning Map
- k. Staff Review Letter & Applicant Responses
- l. Publication of Notice of Public Hearing in Daily Record Newspaper
- m. City of Raytown Zoning Ordinance, as amended
- n. City of Raytown Comprehensive Plan
- p. Amendment to the staff recommendations

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

Meyers: Yes, but it would not impact his decision.

6. **Introduction of Application by Staff**

Haydaripoor: Curtis Peterson is requesting approval of a Site Plan in order to replace a building that burnt down. The proposed replacement building also contains 11 units built in 1965.

7. **Request for Public Comment**

Peterson: Somerset has 13 buildings with 156 units. They lost one building in 2016 to fire.

Peterson: Two items that we want to put before you and ask for recommendations from the board, one is the preliminary site plan and two would be approval of a final plat. Proposal as a preliminary plan: First expand 60th Street by two feet and moving the curb so that it becomes 26 feet is the standard for the fire department. Second, Plans to vacate the right of way from the north curb line and then everything north of there would be private. Put in 51 new 90 degree parking stalls and there will no longer be parallel spaces and this doubles the amount of parking stalls along 60th Street. The water meters will be relocated to the north. Will also provide a utility easement on the plat. Add parking shown in dark gray on the west side. There will be a total of 66 new parking spaces with this development. Reinforce a drive for the fire department. Adding impervious surface to deal with storm water .

Three aspects of the Staff Report: Central Business District Site Design, the CBD Building Design Standards and a couple of elements in the R-3 regulations. CBD Site Design Standards – 4 items spoken to: 1) Location of the parking facilities 2) the parking lot landscaping 3) the parking facility lighting (2 poles) and 4) pedestrian scale lighting. CBD Building Design Standards – There are 11 units and one laundry unit in the three story building. Three elements that they are asking for support of are: 1) Building articulation and setbacks. 2) Flat roof compared to a pitched roof. 3) Materials – Brick veneer, textured siding and iron for railings on the balconies. Relevant R-3 regulations – tension of parking and open green space. Increased parking by 39% and reduced open space by 9%.

9. **Additional Staff Comments and Recommendation**

No additional comments.

9. **Board Discussion**

Meyers: In reviewing the compromise that has been accomplished and working through areas of concern where a lot of it hinged on safety (parking and fire). Very satisfied with the additional

parking that will alleviate the safety concern. The visual of the a/c unit on the roof was taken care of.

Dwight: White streak on the drawing, is it the sidewalk or curb?

Peterson: Yes, it represents the new roll curb.

Dwight: The only new sidewalks are centered around the new building?

Peterson: Yes.

Willerth: Did you get a chance to review the Staffs Revised Recommendation Report with the ten conditions?

Peterson: The applicant is supportive of all ten recommendations.

Dwight: Green space in the new area.

Peterson: This is a green Buffer with tree, shrubs and a bench.

10. Close Public Hearing

Closed.

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

- a. Motion – Frazier with staff recommendations to approve
- b. Second - Emerson
- c. Additional Board Discussion - none
- d. Vote – Yes (7-0)

D. Case No.: PZ-2018-10 (Somerset Village Plat)

Applicant: Curtis Peterson, Polsinelli (On behalf of Michael Fein, KM THE Realty LLC)

Reason: Plat Approval for Somerset Village Apartments

1. Introduction of Application by Chair (Stokes)

Case No.: PZ-2018-10 (Somerset Village Plat)

Applicant: Curtis Peterson, Polsinelli (On behalf of Michael Fein, KM THE Realty LLC)

Reason: Plat Approval for Somerset Village Apartments

2. Open Public Hearing

3. Explain Procedure for a Public Hearing and swear-in speakers

4. Enter Additional Relevant City Exhibits into the Record:

- o. Staff report
- p. Current City Zoning Map
- q. Proposed Zoning Map
- r. Staff Review Letter & Applicant Responses
- s. Publication of Notice of Public Hearing in Daily Record Newspaper
- t. City of Raytown Zoning Ordinance, as amended
- u. City of Raytown Comprehensive Plan
- v. Amended Staff Report

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

None

6. **Introduction of Application by Staff**

Haydaripoor: Applicant requesting approval of a final plat in order to replace the building that burnt down. There are 19 lots though out the property. Staff was informed by Jackson County GIL that the only data they had before 1999 is notes in the system and the tax parcel does not have any notes. In researching the deeds, every time the property transfer hands, the legal description says lot 1 through 19. We have suggested that the applicant submit a final plat and go through the process and convert the three lots to one lot.

7. **Request for Public Comment**

Peterson: The applicant supports all four recommendations in the Amended Staff Report.

8. **Additional Staff Comments and Recommendation**

None

9. **Board Discussion**

None

10. **Close Public Hearing**

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

- a. Motion – Meyers approves with the four recommendations.
- b. Second - Frazier
- c. Additional Board Discussion - none
- d. Vote – Yes (7-0)

6. Other Business- None

8. Set Future Meeting Date - Thursday, November 1, 2018 at 7:00 PM

9. Adjourn



Staff Report

Community Development
Planning and Development Services

PZ 2018-11

To: City of Raytown Planning and Zoning Commission
From: Ray Haydaripoor, Community Development Director
Date: January 3, 2018
Re: Application for District Rezoning

PLAT APPLICATION SUMMARY

Applicant: Greg Stervinou
Project Contact: Greg Stervinou
Property Location: 10009 E 59th Street
Request: Rezoning from Neighborhood Commercial (NC) to Low-Density Residential (R-1)

BACKGROUND INFORMATION:

Greg Stervinou, on behalf of property owner Amy E. Thiede, is requesting to rezone the lot located at 10009 E 59th Street from Neighborhood Commercial (NC) to Low-Density Residential (R-1). The applicant is requesting the rezoning to allow for a 1,000 square foot single-family residential home to be constructed on the lot. This use would not be permitted on a NC lot, but would be allowed on an R-1 lot.

The lot currently sits vacant and has been for the past several decades. In 2015/2016, property owner Amy Thiede and her business, A Tru Path Counseling, proposed an approximately 200 sq. ft. counseling office on the lot. After site plan review and a hearing with the Planning and Zoning Commission in April of 2016, the site plan and building permits were approved by the end of the year. Work never began on the approved structure and the site has continued to sit vacant ever since.

It should be noted that like the lot in question (highlighted in green, below), its surrounding lots are zoned Neighborhood Commercial. Unlike the lot in question, these lots have structures on them that have been around for decades. Most of the structures in this area are single-family homes, which is what the applicant is hoping to build on the lot if this rezoning case is approved.

It should also be noted that this property is within the Central Business District (CBD), which means it will have to follow additional design elements that are intended to provide parameters for the physical appearance and development for the city's Central Business District.





Staff Report

Community Development
Planning and Development Services

REZONING APPLICATION FACTORS TO BE CONSIDERED

When considering a rezoning request the following criteria should be considered in order to determine whether the application should be approved or denied.

1. CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood is a mix of uses: single family dwellings exist to the immediate North, East, South and West of the property. There is also a daycare facility just to the East of the proposed lot. Across 59th Street sits Raytown City Hall and some other industrial uses.

2. ZONING AND CURRENT USES OF NEARBY PROPERTY

The following provides an overview of the zoning and existing land uses on properties surrounding the subject area:

	<u>ZONING</u>	<u>EXISTING LAND USES</u>
South:	NC	Single family homes
North:	R-1 and M	Single family homes, Industrial and Office
East:	NC	Single family homes, daycare facility, church, commercial businesses
West:	R-1 and R-3	Single family homes

Note: Some of the existing land uses are currently legally nonconforming (i.e. single family homes located in a NC zone, East of the property).

3. SUITABILITY OF ZONING FOR CURRENT USE

The property has been sitting vacant for the past several decades. According to Public Works' sewer as-built records, the sewer connection at the property was connected in July of 1963 and disconnected (for an unknown reason) in August of 1989. Another Public Works map, from February of 1988 shows what appears to be a single-family home located on the property. According to historic zoning maps, the property has been zoned as "Neighborhood Commercial" for the past several decades (through the late 1990's). Prior to that, the property was zoned as "Office Commercial" as recently as 1985.

4. DETRIMENTAL EFFECTS TO NEARBY PROPERTIES IF REZONING IS APPROVED.

There are no apparent detrimental effects that could occur to nearby properties if this rezoning case is approved. The only negative aspect to this proposed rezoning would be that it would be considered spot zoning. Spot zoning is when a larger area of land zoned a specific way is interrupted by a single parcel of land of a differing zoning classification. Rezoning this lot to R-1 in an area with mostly NC zoned properties would be considered spot zoning.

However, due to the fact that the properties surrounding the lot in question are already legally nonconforming, single-family homes, it is unlikely for this to have an effect on the area. It would take the destruction of the existing homes and the development of NC-



Staff Report

Community Development
Planning and Development Services

approved land uses on the lots for the proposed R-1 lot and resulting home to feel out-of-place in the area.

5. LENGTH OF TIME OF VACANCY.

The lot has sat vacant since the late 1980s.

6. CONSIDERATION OF PUBLIC INTEREST.

1. Public Health: The proposed use should not have any noticeable effect on public health. Utilities are available to this site from when the previous development in the 80s. In-place sanitary sewer systems will be able to accommodate the proposed use.
2. Public Safety: The proposed use should not have any noticeable effect on public safety. Pedestrian and vehicular traffic will likely not be affected at all with the proposed development. The existing sidewalk along 59th Street, as well as the proposed garage and driveway to the house will handle any new traffic or additional parking.
3. Public Welfare: The proposed use should not have any noticeable effect on public welfare.

7. IMPACTS ON PUBLIC SERVICES AND UTILITIES.

Because the property was once developed, and surrounding property is developed, all necessary utilities and public services are available and capable of serving the proposed use.

8. CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Future Land Use Map in the Raytown Comprehensive Plan Update adopted in 2002 identifies subject property as an area for downtown district use. The plan states that the downtown area should be actively developed as a mixed-use district of primarily medium to high-density housing, locally owned commercial and specialty retail. The plan also states that "Industries and single-family homes should be limited or not allowed." It would be considered by City Staff that the proposed single-family home at 10009 E 59th Street would not be a detriment to the downtown district.



Staff Report

Community Development
Planning and Development Services

Staff Recommendation:

Even though the proposed use is contrary to the general spirit and intent of the Neighborhood Commercial zoning district, the existence of a single-family home on this lot will not hinder neighboring properties, nor negatively affect the quality of the surrounding neighborhood. The major concern with the proposed rezoning would be that it would be considered spot-zoning. Spot-zoning is when a larger area of land zoned a specific way is interrupted by a single parcel of land of a differing zoning classification.

City Staff recommends the rezoning application be denied. However, staff is supportive of the construction of a single-family home on this lot. We recommend that the Planning Commission approve the construction of a single-family home on the lot at 10009 E 59th Street even though the property is zoned Neighborhood Commercial.

Staff is recommending denial of the rezoning of the land at 10009 E 59th Street because:

1. A single parcel of Low-Density Residential in a mostly Neighborhood Commercial zoned area would be considered spot-zoning. This would have the potential to become out of place in the future.
2. The proposed R-1 lot would be the only parcel of land within the Central Business Overlay District to be zoned R-1, causing it to be out of place within the district.
3. The Future Land Use Map in Raytown's Comprehensive Plan states that single-family homes in the downtown district should be limited or not allowed at all.

If the construction of the single-family home on the land at 10009 E 59th Street is approved or conditionally approved, staff recommends the following conditions:

1. Prior to construction all applicable engineered plans must be submitted, reviewed and approved by staff as required per city code and standards.
2. The property is located in Central Business District and must follow CBD Construction Design Guidelines.
3. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.
4. All above conditions must be met before any permit is issued.

Case Number _____
Date Received _____

**CITY OF RAYTOWN
APPLICATION FOR REZONING**

PART I BACKGROUND INFORMATION

1. This request applies to property at the following address:
10009 E. 59th street, 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
Amy E Thiede	PO Box 9565, Raytown, MO 64133	816-591-9452
Tina R Dodson	PO Box 9565, Raytown, MO 64133	816-550-9549

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

Name	Address	Phone
<u>BRUCE STEVENS</u>	<u>10207 NE 100TH ST</u>	<u>KC MO 64157</u>

816-838-8815

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

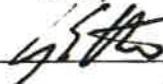
Vacant land

5. We propose that the zoning of the property be changed from Commercial Residential

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

<u>Structure</u>	<u>Height</u>
<u>N/A - vacant</u>	

7. 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)



 8/2/18^o 2025

hrs.

PART II REZONING AMENDMENT STATEMENT

This statement will become part of the application. This is an opportunity to justify approval of a zoning amendment. The information requested pertains to factors that will be considered in reaching a decision on applications.

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 development will be in keeping with the character of the neighborhood because:

TO THE SOUTH of WEST - R-1
EAST DAY CARE

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

R-1 SINGLE FAMILY HOUSE

C. This property is more suited for its proposed zoning than its current zoning because:

R-1 IN CLOSE PROXIMITY

D. The proposed zoning will have the following detrimental effects on nearby parcels:

NONE

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

SEVERAL YEARS.

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

THE CURRENTLY OWNERS HAVE
NO INTEREST IN PROPERTY
- THEY WANT SELL

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

NOT FAMILIAR WITH THE
COMPREHENSIVE PLAN
FOR THIS AREA.

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

PUBLIC, SEWER, H₂O &
POWER ARE ALL IN PLACE

I. Additional comments:

IF REZONED I WILL
(GREG STERVINOU) BUILD A
SPEC SINGLE FAMILY HOME
ON THE LOT.

10009 E 59TH ST - Greg Steruino

CHECKLIST FOR

PLANNING AND ZONING COMMISSION APPLICATIONS

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

Date Completed

X

Application fee of \$450. This fee includes the cost for legal counsel to review the application, publish notice in newspaper of public hearing and send notification letters to neighbors within 185' regarding the public hearing.

X

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

X

Legal description of area to be rezoned.

Deed?

X

Copy of deed.

9/14/18

A site development plan, drawn to scale, showing the location and exterior dimensions of all existing and proposed structures, yard improvements, landscaping, driveways, off-street parking areas, signs, all required setbacks, streets, pedestrian walks and areas, storm water drainage facilities and exterior lighting fixtures in relation to parcel boundaries and adjacent right-of-ways, and location of public utilities.

(City will provide) Names and addresses of property owners within 185 feet of the exterior boundaries of the entire parcel.

_____ **Traffic Impact Study containing information as specified on the following page.**



Development & Public Affairs Department
 Building Inspections Division
 10000 E. 59th Street
 Raytown, MO 64133
 Office (816) 737-6011 Fax (816) 737-6164

REZONING PERMIT

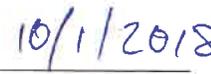
PERMIT #: 20182487	DATE ISSUED: 9/14/2018
	MUST COMMENCE BY: 9/14/2020
JOB ADDRESS: 10009 E 59 TH STREET	LOT #:
SUBDIVISION:	BLK #:
OWNER: AMY E. THIEDE, TINA R. DODSON	APPLICANT: GREG STERVINO
ADDRESS: PO BOX 9565	ADDRESS: 60207 NE 100 TH STREET
CITY, STATE ZIP: RAYTOWN, MO 64133	CITY, STATE ZIP: KANSAS CITY, MO 64157
PHONE: 816-591-9452, 816-550-9549	PHONE: 816-838-8815
VALUATION: \$ 0.00	
SQ FT: 0.00	
OCCP TYPE:	
CNST TYPE:	
DESCRIPTION OF WORK:	

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	REZONING	\$ 450.00
TOTAL		\$ 450.00

Inspection Information

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

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


 Issued By: _____ Date: 10/1/2018
 
 Applicant: _____ Date: _____

DATE : 10/01/2018 9:42 AM
OPER : DPA
TKBY : Community Development
TERM : 35
REC# : R0022495

EG EnterGov 450.00
INV-00001513 450.00

Paid By: STERVINOU , GREG
2-CHK 450.00 REF:6232

APPLIED 450.00
TENDERED 450.00
CHANGE 0.00



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
07/09/2014 12:04:44 PM
WD FEE: \$ 24.00 2 Pages

INSTRUMENT NUMBER:
2014E0055270

OMEGA TITLE SERVICES, LLC
MISSOURI WARRANTY DEED-(JOINT)

THIS INDENTURE, made on the 8th day of July 2014

Judith Ann Arisman, A Single Person

of the County of Jackson, State of Missouri, party of the first part, (Grantors') and

Amy E. Thiede, A Single Person and Tina R. Dodson, A Single Person

of the County of Jackson, State of MISSOURI as joint tenants with full rights of survivorship and not as tenants in common, parties of the second part, (Grantees')

Grantees' Mailing Address: 10009 E 59th STREET, Raytown, MO 64133

WITNESSETH THAT THE SAID PARTY OF THE FIRST PART, for one dollar and other valuable considerations to be paid by said parties of the second part (receipt of which is hereby acknowledged), do by these presents, GRANT, BARGAIN AND SELL, CONVEY and CONFIRM unto the said parties of the second part as joint tenants with full rights of survivorship, but not as tenants in common, the following described lots, tracts or parcels of land lying being and situate in the County of Jackson and the State of Missouri, to-wit:

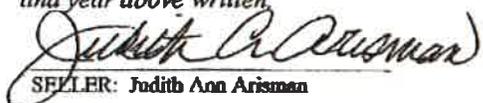
The West 74.32 feet of Lots 37 and 38, ASKANAS PARK, A RESURVEY OF LOTS IN ASKANAS HEIGHTS, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

Parcel #:

Commonly known as: 10009 E 59th STREET, Raytown, MO 64133

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 parties of the second part as joint tenants with full rights of survivorship, and not as tenants in common, and unto the heirs and assigns of such survivor forever; the said parties of the first part hereby covenanting that they lawfully seized of an indefeasible estate fee of the premises herein conveyed; that they have good right to convey the same; that 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 parties of the second part, as joint tenants with full rights of survivorship, and not as tenants in common, and unto the heirs and assigns of such survivor forever, against the lawful claims and demands of all persons whomsoever.

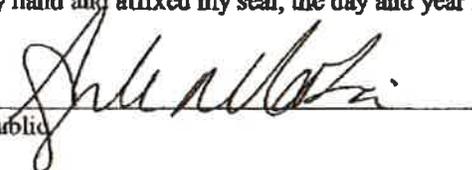
II: WITNESS WHEREOF, The said party of the first part have hereunto set their hand and seal the day and year above written.


SELLER: Judith Ann Arisman

STATE OF: Missouri
COUNTY OF: Jackson

BE IT REMEMBERED, that on this 8th day of July 2014 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Judith Ann Arisman, A Single Person who is/are personally known to me to be the same person(s) who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.


Notary Public

My Commission Expires:

ANGELA R. MARTIN
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: 10-14-2017
Commission #13401333



[Printable Version](#)

[Home](#) [Other Property Data](#) [Help](#)

[Property Search](#) > [Search Results](#) > [Property Summary](#) > [Payment List](#) > [Payment Information](#)

Official Tax Payment Receipt

Please print or save this file for your records.

A confirmation e-mail has been sent to the e-mail address you specified.

Detailed Receipt

Receipt No.:	10492264	Date and time:	12/10/2017 21:14
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Receipt Details				
Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount* Description
093084531	2017	022	124.48	0.00 Property Tax Principal
45-120-04-02-00-0-00-000	2017	022	220.49	0.00 A/V Principal-Residential

Payer Name and Address Information			
Name	Address	Tender Type	Amount Applied
THIEDE AMY E	PO BOX 9565, RAYTOWN, MO 64133	Electronic Check	344.97

Owner Name and Address Information				
Parcel No.	Name	Address	Since	To
093084531	THIEDE AMY E	PO BOX 9565, RAYTOWN, MO 64133 UNITED STATES	06/11/2015	Current
45-120-04-02-00-0-00-000	THIEDE AMY E	PO BOX 9565, RAYTOWN, MO 64133 UNITED STATES	11/17/2015	Current

Distribution to Districts			
Parcel No.	Tax Year	Agency	Amount
093084531	2017	BOARD OF DISABLED SERVICES	0.9697
	2017	CITY - RAYTOWN	6.8791
	2017	FIRE DISTRICT - RAYTOWN	13.5815
	2017	JACKSON COUNTY	6.5949
	2017	MENTAL HEALTH	1.5777
	2017	METRO JUNIOR COLLEGE	3.1240
	2017	MID-CONTINENT LIBRARY	5.3899
	2017	RAYTOWN SCHOOL C-II	85.9552
	2017	STATE BLIND PENSION	0.4080
	45-120-04-02-00-0-00-000	2017	BOARD OF DISABLED SERVICES
2017		CITY - RAYTOWN	12.1849
2017		FIRE DISTRICT - RAYTOWN	24.0567
2017		JACKSON COUNTY	11.6814
2017		MENTAL HEALTH	2.7945
2017		METRO JUNIOR COLLEGE	5.5336
2017		MID-CONTINENT LIBRARY	9.5470
2017		RAYTOWN SCHOOL C-II	152.2515
2017		STATE BLIND PENSION	0.7227

Motor Vehicles										
Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
093084531	2017	AUTO	FORD	FOCUS	SES	2010	1FAHP3GN7AW136809			

Real Estate Legal Descriptions		
Parcel No.	Legal Line	Line No.
45-120-04-02-00-0-00-000	ASKANAS PARK W 74.32FT OF	1
	LOTS 37 & 38	2

Transaction #: 1383365
 Time Stamp: 12/10/2017 9:14:42 PM

Payment Information

Name:	Amy E. Thiede
Address:	P.O. Box 9565, Raytown, MO 64133
Confirmation e-mail:	fubuducky@prodigy.net
Phone Number:	816-591-9452
Checking Account Number:	*****4564
Routing Transit Number:	*****1364

Tax Payments Selected

Account Number	Property Address	Tax Year	Payment Option	Amount Due	Account Pay Amount
45-120-04-02-00-0-00-000	10009 E 59TH ST , RAYTOWN, MO 64133	2017	1	220.49	220.49
093084531	5813 LAUREL AVE , RAYTOWN, MO 64133	2017	1	124.48	124.48

Subtotal: \$344.97
E-Check Service Fee (\$0.40): \$0.40
Grand Total (E-Check): \$345.37



Note:

The **non-refundable, \$0.40 E-Check Service Fee** is the exact cost Jackson County pays a third-party bank for processing the e-check payment.

The **non-refundable, 2.395% Credit/Debit Card Service Fee** is charged by a third-party bank on the credit/debit card payment. This fee is not paid to Jackson County.

SSL Certificate



[Terms and Conditions](#)

*Interest, penalties and fees will be assessed on any unpaid balance amount. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Note: If this payment fails to clear your financial institution, interest, penalties and fees may be assessed. Please verify with your financial institution that this payment has cleared.

[Printable Version](#)

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

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

Developed by Manatron, Inc.
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 Version 1.0.5228.20119

Notice of Public Hearing

The Department of Community Development has received an application to rezone the property at 10009 E 59th Street from Neighborhood Commercial (NC) to Low-Density Residential (R-1) in Raytown, Missouri.

A public hearing to consider this rezoning application will be held by the City of Raytown Planning & Zoning Commission at 7:00 pm on Thursday, January 3, 2019.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described rezoning application tentatively scheduled for 7:00 pm on Tuesday, February 5, 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 proposed 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.

11666087 Jackson Dec. 19, 2018



Community Development Department

10000 E 59th Street

Raytown, MO 64133-3993

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

Planning & Zoning Review

October 3, 2018

Case Number	2018-11
Project	10009 E 59 th Street
Applicant	Greg Stervinou
Zoning	NC to R-1

Mr. Stervinou:

Thank you for submitting the site development plan for the proposed single-family home at 10009 E 59th Street. The Joint Review Committee has reviewed the Preliminary Site Plan that was submitted on September 14th, 2018.

Staff has the following comments regarding this application:

The following items need to be added to the site plan:

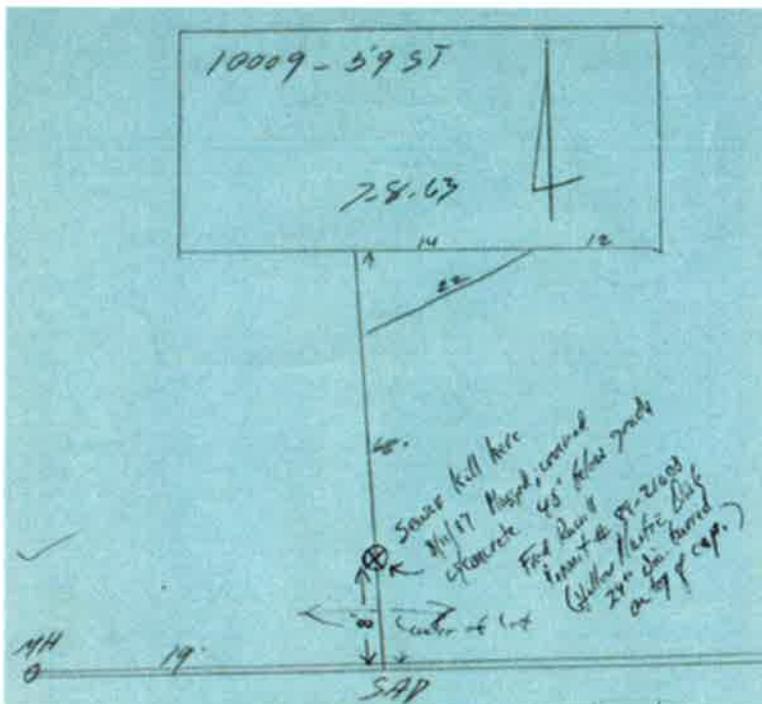
1. Vicinity map
2. Name and seal of licensed design professional who prepared the drawings
3. Existing and proposed contours of the site at two-foot intervals or less
4. All existing and proposed internal and adjacent rights-of-way, private drives and sidewalks including all dimensions
5. Height/number of stories of proposed house
6. Ratio of lot coverage
7. All existing and proposed public and private streets, medians, driveways, curb cuts and turn lanes including all dimensions
8. All existing and proposed storm water collection, detention, and retention facilities including all dimensions
9. All existing and proposed structure elevations that show materials and all dimensions
10. All existing and proposed landscaping, on a separate landscape plan, including materials and dimensions
11. This property is also within the Central Business District (CBD), which has additional design standards for new developments. Please refer to Chapter 50, Article IV, Division 17 of Raytown City Ordinances to see the additional requirements for this property.

The following items need to be specified in writing:

1. A statement as to whether public utilities are available to the property

Public Works' Comments – Contact Jason Hanson, 816-737-6067 or jasonh@raytown.mo.us

1. The existing concrete driveway approach measures 18'5". The proposed driveway is shown on the plot plan, but it doesn't have dimensions. Will it be this same width? Will the approach be left as is, or removed?
2. Public Works will prefer that the driveway runoff flow to 59th Street curbing, as well as much of the rooftop as possible. This will help with the existing drainage problems at the rear of this property.
3. Are there any utility easements, or sanitary sewer easements upon this property?
4. The existing sanitary sewer service line was terminated at the rear of the property as shown below. It should still be able to be re-used.



Please provide all requested info by **12:00 PM Friday, October 5th** to ensure that the case remains on the October agenda.

Sincerely,

Ray Haydaripoor
Director of Community Development
10000 E 59th St.
Raytown, MO 64133-3993
816-737-6093
rayh@raytown.mo.us

Response to your letter dated 10-3-18

- 1.) Attachment A
- 2.) Attachment A
- 3.) Attachment A
- 4.) Attachment A
- 5.) Attachment B – 18 feet height to roof line, one story.
- 6.) Attachment A
- 7.) Attachment A
- 8.) Water will flow as indicated with flow lines on Attachment A. per - Jason no detention required.
- 9.) Attachment B siding will be 7/16' – 4'X9' smart panel , windows and corners trimmed with 3/4 " 1 by smart trim and windows double hung thermos pane. (Same as 6362,6358,6354-Blueridge boulevard)
- 10.) See attachment
- 11.) I will defer to city staff on what requirements that would be required to meet the CBP for residential construction.

Utilities

- 1.) Sanitary stub on rear of property, H2O on front of property, electric overhead front.

Public Works

- 1.) Will use existing approach.
- 2.) See flow lines on attachment A. I discussed this with Jason.
- 3.) No easement s on property.
- 4.) I will use existing sewer stub suitable condition upon connection.

Jared Islas

From: Jason Hanson
Sent: Wednesday, November 28, 2018 4:44 PM
To: Jared Islas
Cc: Ray Haydaripoor; Andy Boyd
Subject: 10009 E. 59th Street
Attachments: land scaping plan 001.jpg; survey 10009 E 59th street.pdf; 10009 E 59th St - AsBuilt and Sewer Kill.pdf

Follow Up Flag: Follow up
Flag Status: Completed

10009 E. 59th Street – Greg Stervinou proposed house.

I'm ok with everything submitted.

-- As he said, no stormwater detention is required, for a 1 house development.

-- Use of the existing driveway approach is fine.

-- I told him that I'd want as much runoff to flow to the front as possible. Driveway, rooftop, front and side yard, etc. His drainage arrows on the survey are fine, but I want as much water to drain to the front as possible – to help alleviate the existing flooding problems at the rear.

-- If they can find the existing sewer stub, and reuse it, that is fine. I have given him this sewer as-built / sewer kill sketch.

-- Landscaping plan is just adding 3 shrubs at the front of the house. All of the trees that he noted are to "Leave In Place" (LIP). These are existing trees that he most likely inventoried and measured around the property. He is taking advantage of the existing trees and not planting any new trees.

From: Jared Islas <jaredi@raytown.mo.us>
Sent: Wednesday, November 28, 2018 12:02 PM
To: Jason Hanson <jasonh@raytown.mo.us>
Cc: Ray Haydaripoor <rayh@raytown.mo.us>
Subject: FW: case # requested submittals

Jason,

Could you please take a look at these items from Stervinou and give us your thoughts/comments. We are trying to figure out any last changes he needs to make.

Ray noticed that he is proposing five trees along the back property line that are right on a sanitary sewer line.

Also, see his responses to your initial comments in the Word Doc to see if they make sense and are acceptable.

Thanks!

Jared Islas
Community Development Intern
City of Raytown
10000 E. 59th Street
Raytown, MO 64133
816.737.6059
jaredi@raytown.mo.us

My office hours are M/W/F 9:00 AM – 1:00 PM.
For immediate assistance, contact Ray Haydaripoor, 816-737-6093 or rayh@raytown.mo.us.

SIGN IN SHEET

NEIGHBOREHOOD MEET

December 18th 1:00 - 2:00 p.m.

Rezoning lot located at 10009 E 59th Street Raytown, Mo.

Zoning change NC to R-1.

Explain proposed change and intended use.

NAME

ADDRESS

*No VISITORS
TO MEETING
→*

2:00pm 12-18-18

J. Stewart

Notification for Rezoning lot located at 10009 E 59th street Raytown, Mo.

Zoning change NC to R-1.

Planning and Zoning hearing will be at Raytown City Hall Wednesday January 3, 2019 at 7:00 p.m.

There will be an informal neighborhood meeting on Tuesday December 18, 2018 at Raytown City Hall to explain the zoning change and the proposed use. The proposed use will be to build a 1,000 square foot split entry home. Please come anytime between 1:00 pm and 2:00 p.m.

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

Thank you

Greg Stervinou

Parcel Number	owner	owneraddress	ownercity	ownerstate	ownerzipco	SitusAddress	SitusCity	SitusState	SitusZipCo
32-730-17-37-00-0-00-000	CITY OF RAYTOWN	10000 E 59TH ST	RAYTOWN	MO	64133	10000 E 59TH ST	RAYTOWN	MO	64133
45-120-04-46-00-0-00-000	TETLOW GERALDINE R	6614 WILLOW	RAYTOWN	MO	64133	10015 E 59TH ST	RAYTOWN	MO	64133
32-730-24-04-00-0-00-000	KING JAMES H C & WF	5821 CEDAR ST	KANSAS CITY	MO	64133	5821 CEDAR AVE	RAYTOWN	MO	64133
32-730-25-04-00-0-00-000	CISTON MARGARET ANN	5824 CEDAR	RAYTOWN	MO	64133	5824 CEDAR AVE	RAYTOWN	MO	64133
45-120-04-44-00-0-00-000	STRINGER THOMAS B & CAROL M-TRUSTEES	5921 RAYTOWN RD	RAYTOWN	MO	64133	5921 RAYTOWN RD	RAYTOWN	MO	64133
45-120-03-05-00-0-00-000	POWELL LAQUIETTA	5913 CEDAR AVE	KANSAS CITY	MO	64133-3936	5913 CEDAR AVE	RAYTOWN	MO	64133
32-730-24-05-00-0-00-000	LAWRENCE LORA J & GEORGE M-TRUSTEES	5825 CEDAR AVE	RAYTOWN	MO	64133	5825 CEDAR AVE	RAYTOWN	MO	64133
45-120-04-34-00-0-00-000	CHRISMAN MICHAEL R & PAULA R	5908 CEDAR	RAYTOWN	MO	64133	5908 CEDAR AVE	RAYTOWN	MO	64133
45-120-04-05-00-0-00-000	MURPHY DANNY C	233 SW GREENWICH DR #236	LEES SUMMIT	MO	64082	5905 RAYTOWN RD	RAYTOWN	MO	64133
32-730-25-03-00-0-00-000	BUSHNELL VICKIE	137 W PARK DR	TWIN LAKES	WI	53181	5828 CEDAR AVE	RAYTOWN	MO	64133
45-120-04-45-00-0-00-000	STRINGER THOMAS B & CAROL M-TRUSTEES	5921 RAYTOWN RD	RAYTOWN	MO	64133	5917 RAYTOWN RD	RAYTOWN	MO	64133
45-120-04-06-00-0-00-000	MURPHY DANNY C	233 SW GREENWICH DR #236	LEES SUMMIT	MO	64082	5909 RAYTOWN RD	RAYTOWN	MO	64133
45-120-03-03-00-0-00-000	STORM MATTHEW D	58 W LAKE RD	MEDFORD	NJ	08055	10101 E 59TH ST	RAYTOWN	MO	64133
45-120-04-36-00-0-00-000	QUALITY SERVICE OF KANSAS CITY LLC	PO BOX 212	BLUE SPRINGS	MO	64013	10005 E 59TH ST	RAYTOWN	MO	64133
45-120-04-02-00-0-00-000	THIEDE AMY E	PO BOX 9565	RAYTOWN	MO	64133	10009 E 59TH ST	RAYTOWN	MO	64133

Jared Islas

From: Ray Haydaripoor
Sent: Friday, November 30, 2018 1:01 PM
To: gstervinou@yahoo.com
Cc: Jared Islas; Ray Haydaripoor
Subject: PZ 2018-11 Properties within 185 feet(1).xlsx
Attachments: PZ 2018-11 Properties within 185 feet(1).xlsx

Greg,

wanted to check base with you on the 10009 E 59th Street rezoning case. We are still waiting on your final revisions to be turned into us, which we will need five copies of. These need to be turned in to us no later than **Friday, December 7th 2018**. As of now, you are on the agenda for the January 3rd PZ meeting. However, there are still a few deadlines that will need to be met before the public hearing.

By Friday December 14, 2018, we will be sending the City Clerk a Notice of Public Hearing to be published that announces that the case will be heard at the January 3rd, 2019 PZ meeting. In the meantime, there are two things that the applicant will need to complete before the PZ hearing date.

1. I have attached a list of addresses within 185 feet of the proposed project site. It will then be your responsibility, per Sec. 50-560.01, to send a letter to these addresses that introduces the case, notifies them of the 1/3/19 PZ hearing date and invites them to a neighborhood meeting that you, the applicant must host. You are more than welcome to host the neighborhood meeting at Raytown City Hall in our council chambers during regular business hours. If you would like to host the meeting here, let me know and we can reserve a date and time for the council chambers before sending out the invitation to the surrounding properties. This letter must be sent in the mail to the addresses we provide you with no later than **Wednesday 12/12/18**. The neighborhood meeting must be held no later **Thursday 12/20/18**. A summary of who attended the meeting, their addresses (sign-in sheet) and what topics and/or issues were discussed must be submitted to the Community Development Department by 5:00 PM on **Friday 12/21/18**.
2. Per Sec. 50-560.02, 15 days prior to the January 3rd PZ meeting, a public notice sign must be posted on the site of the proposed property to be rezoned. This sign 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 12/19/2018**. The sign must remain posted through the hearing, and through any continuances of the hearing by the planning and zoning commission.

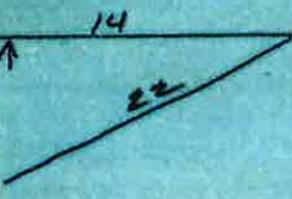
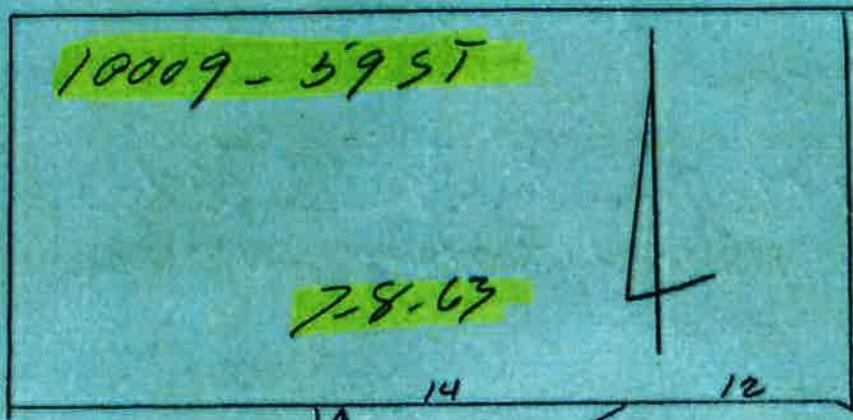
Please let me know if you have any questions.

Thanks,

Ray Haydaripoor

Sent from my Verizon, Samsung Galaxy smartphone

House is gone -



68.
 Sewer Kill here
 8/14/87 Massed, covered
 w/ concrete 48" below grade
 Fed Permit
 Permit # 89-21608
 (Yellow Electric Disk
 24" dia. buried
 on top of cap.)

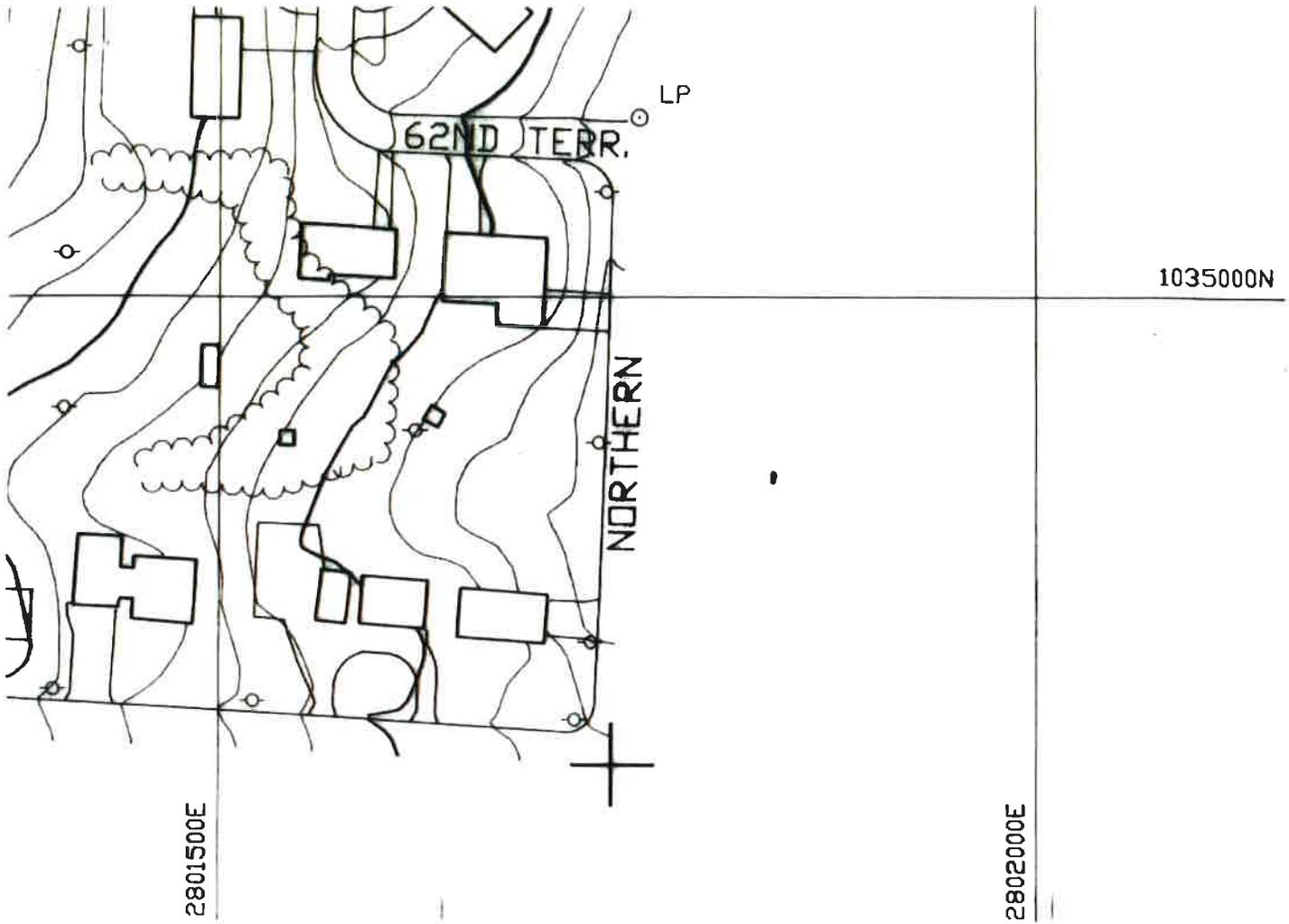


MH

19.

SAP

houses
is gone



CITY OF
RAYTOWN, MISSOURI

DATE OF PHOTOGRAPHY - FEB. 26, 1988

SHEET NO. 12N

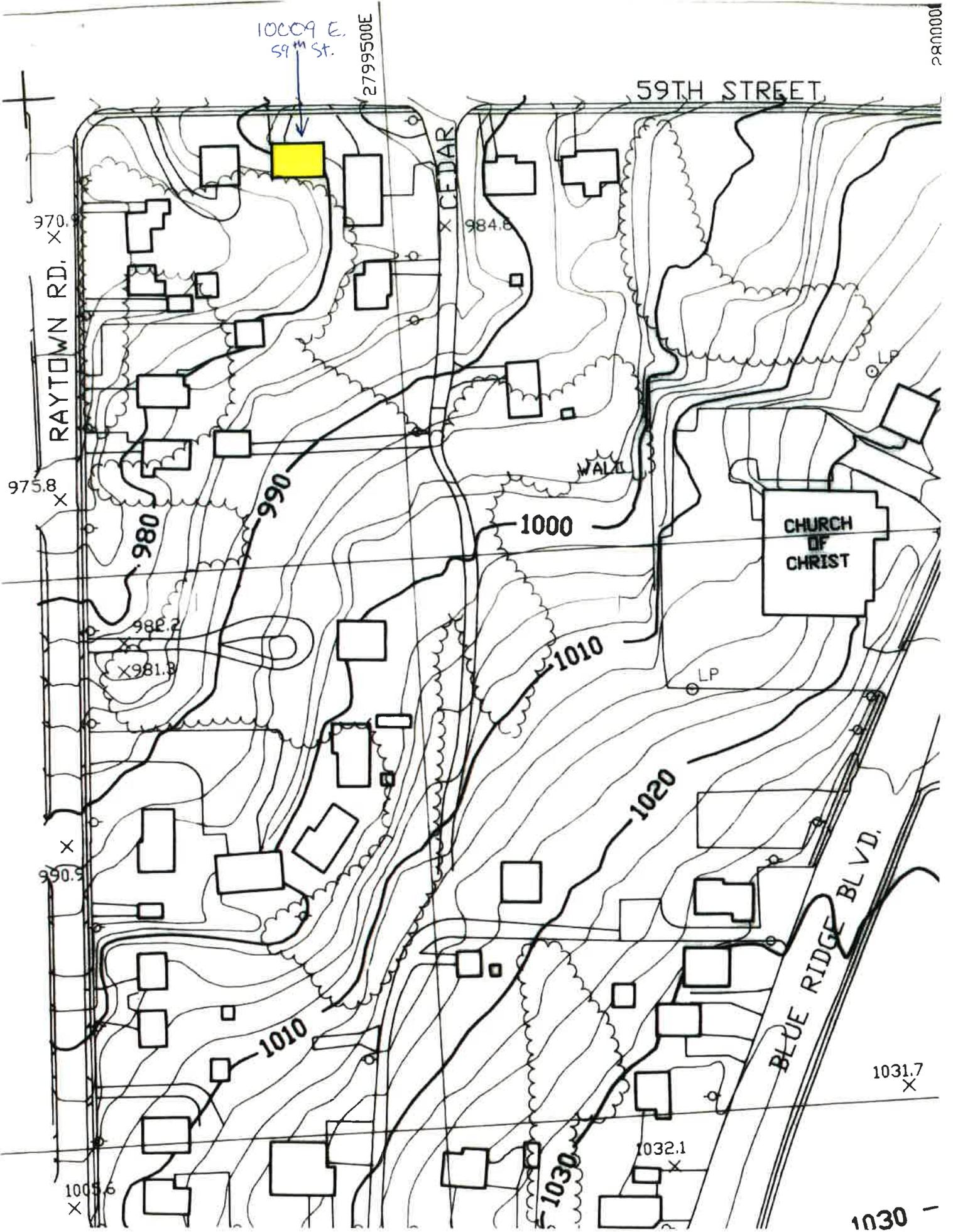
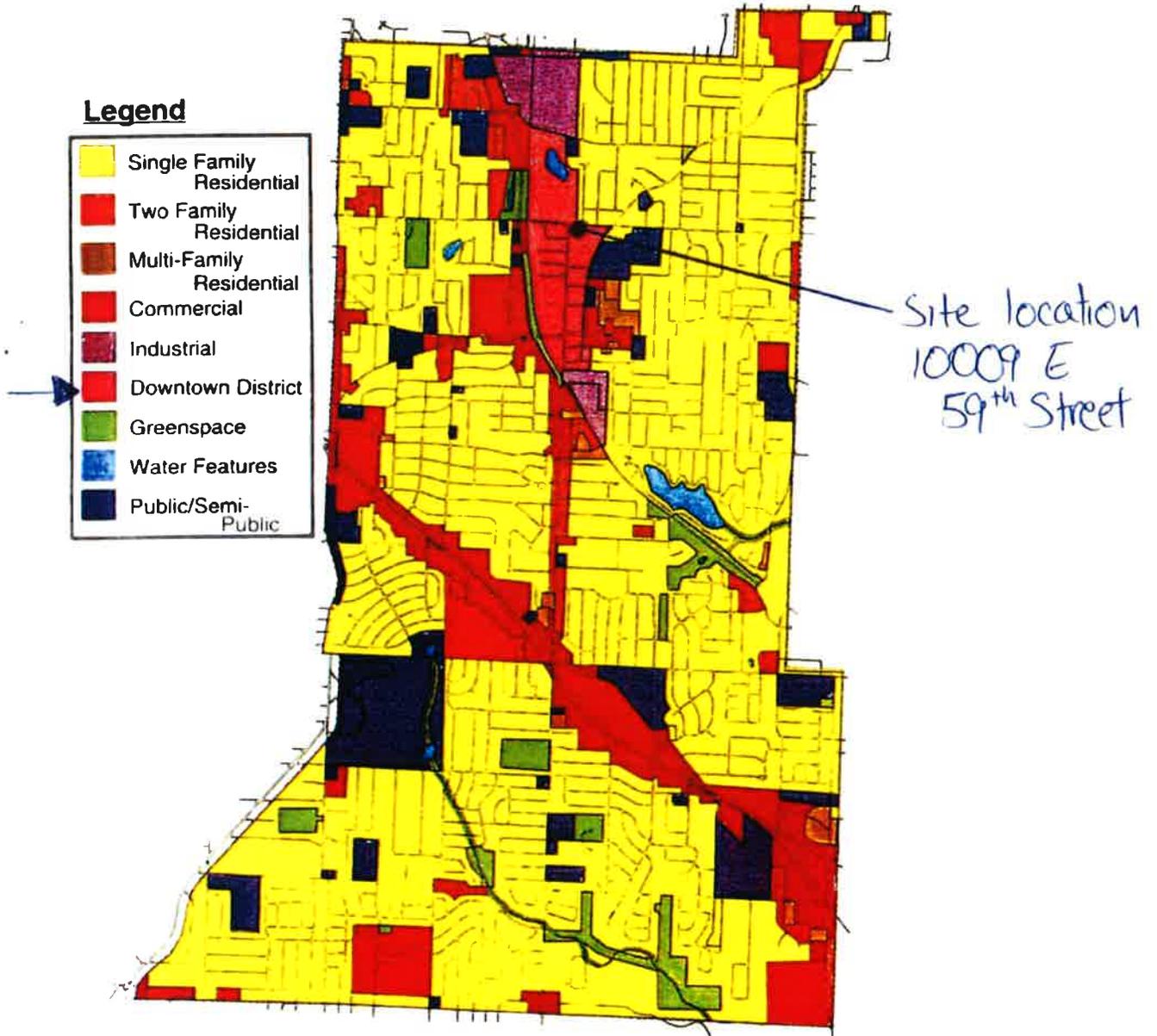


FIGURE 11
Future Land Use Map



Future Development Plan

1. Single-family residential uses should be separated from adverse surrounding land use types, such as major industrial and commercial areas. Appropriate buffering includes open space, bodies of water, abrupt changes in topography, and a combination of landscaping and walls.
2. Single-family residential lots should not front directly onto arterials but onto local and neighborhood streets, so as to minimize the number of access points along major streets.
3. Two-family residences may serve as a transitional land use between low and high density residential uses; As a buffer between lower-density residential from commercial uses; Multifamily residential areas should be located within walking distance of commercial centers, parks, schools and public transportation routes and be in proximity to employment concentrations, major thoroughfares and utility trunk lines.
4. Two-family to multifamily residential areas should be sited where they will not overload or create congestion in existing and planned facilities and utilities.

Commercial: Preferred commercial development in Raytown is broken into four categories: along M-350, in the Downtown, along the entryways and in smaller commercial clusters at critical locations in the City.

- **M-350:** *Indicative of the regional trend towards the growth of regionally oriented commercial developments, the entire stretch of M-350 in Raytown is currently occupied by or intended for commercial or office uses. Ideally, this trend should continue and regionally oriented uses should be directed to M-350. Eventually, when the corridor is entirely built out, development pressures may tend to direct commercial uses toward neighborhoods. Such proposals should be carefully reviewed in terms of their impact on residences and the quality of the neighborhood communities.*

The character and attributes of development along M-350 should be enhanced and made more attractive. Efforts should be made to improve the individual properties, as well as the total image of commercial development along the corridor, through the use of zoning overlays describing preferred development characteristics and with the help of a design review process. It is intended that the M-350 corridor be divided into four segments; north of 71st Street, between 71st and 75th Street, 75th and 79th Street, and south of 79th Street. An individual character should be developed for each segment, which would be reflected in the building and landscape treatments

More importantly, access to and from M-350 should be controlled and incentives should be offered to reduce the number of curb cuts and potentially investigate the use of frontage roads.

- **Downtown:** *The Downtown area should be actively developed as a mixed-use district. In addition to medium and high-density housing, locally oriented commercial uses or specialty retail should be located within the Downtown. While some traffic oriented commercial establishments could flourish in the Downtown area, it is intended that the Downtown develop as a center for destination activity. The district would be unique and permit residential quarters above street level retail establishments. To exert greater control over the type of development that may occur in the Downtown, there will be additional development controls through the use of new zoning requirements or development review processes.*

Future Development Plans



Industries and single-family homes should be limited or not allowed, while community oriented facilities and activities should be encouraged within the district. Specific principles are described in the Downtown Plan. The Downtown could also support small office establishments, such as medical or other professional offices and commercial establishments that meet the daily needs of residents in the area (i.e., grocery stores). The Southwestern Bell switchboard near the Downtown can offer a direction and foundation for future economic development efforts in the area. The Downtown development plan is outlined in greater detail in the Appendix.

- **Entryways:** *Many different types of commercial uses have developed along the entryways leading to the Downtown. Most are traffic oriented and will probably continue to be so. When M-350 development reaches capacity, further development pressure may occur along these entryways. The character and attributes of development along the entryways should be regulated through the use of design regulations and development review. In general setback requirements may be minimized while shared parking should be encouraged.*
- **Commercial clusters:** *In addition to the commercial development cited above, smaller clusters have developed at the following major intersections in the City: 63rd Street and Blue Ridge Cutoff, 63rd Street and Woodson Road, Blue Ridge Boulevard and 51st Street, and Raytown Road with 87th Street. These locations will continue to function as commercial centers. However, new development beyond the existing limits of the clusters should be carefully reviewed in terms of impact on neighboring residential areas and long-term viability. Smaller commercial development, designed to provide services to the surrounding neighborhoods may be ideal, but the City needs to ensure the development is compatible with the nature of the surrounding area. This can be done through the use of residential architectural features and landscaping and buffering. Another possible alternative to new development is redevelopment of existing developments.*

Enhancing existing commercial intersections; focusing on downtown commercial revitalization; and attracting quality regional commercial activity to the M-350 corridor should be the focus of commercial development efforts in Raytown.

Commercial Locational Guidelines:

1. *Commercial sites should be located adjacent to arterials or major thoroughfares that provide needed ingress and egress in order to avoid congestion.*
2. *The location of major commercial uses should be coordinated with mass transit routes, high-density residential, employment and other intensive uses.*
3. *Commercial development should have required site design features that limit noise, lighting, and other activity so as to not adversely impact surrounding residential areas.*
4. *Commercial development should occur in compact clusters versus extended strip developments.*
5. *Commercially generated traffic should not feed directly onto local residential streets.*
6. *Commercial use not located in planned centers or downtown, including large freestanding building, auto-related and non-retail uses, should be guided to areas such as M-350 and other appropriate areas and streets where utilities can support such uses.*
7. *Office uses should generally be located adjacent to arterial streets.*

