

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

**July 12, 2018**

**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:

Emerson:

Stock:

Bettis:

Robinson:

Lightfoot:

Hartwell:

Dwight:

Meyers:

**3. Approval of May 3, 2018 Meeting Minutes**

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

**4. Old Business**

**A. Case No.: PZ-2018-04 (Conditional Use Permit – Vehicle/Equipment Rental)**

**Applicant: David Roush, Tint Zone**

- 1. Introduction of Application by Chair
- 2. Open Public Hearing
- 3. Explain Procedure for a Public Hearing and swear-in speakers
- 4. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Conceptual Site Plan
  - c. CUP Application
  - d. Staff Review Letter & Applicant Responses
  - e. Publication of Notice of Public Hearing in Daily Record Newspaper
  - f. Public Hearing Notices mailed to property owners within 185-feet of subject property.
  - g. City of Raytown Zoning Ordinance, as amended
  - h. City of Raytown Comprehensive Plan

5. Explanation of any exparte' communication from Commission members regarding the application
6. Introduction of Application by Staff
7. Request for Public Comment
8. Additional Staff Comments and Recommendation
9. Board Discussion
10. Close Public Hearing
11. Board Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**5. New Business**

**A. Case No.: PZ-2018-05 (Final Plat for Crescent Creek, Second Plat)  
Applicant: Judd Claussen P.E., Phelps Engineering, Inc.**

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. 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
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

**B. Case No.: PZ-2018-06 (Zoning Map Update)**

**Applicant: Community Development Department, City of Raytown**

1. Introduction of Application by Chair
2. Open Public Hearing
3. Explain Procedure for a Public Hearing and swear-in speakers
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
5. Explanation of any exparte' communication from Commission members regarding the application
6. Introduction of Application by Staff
7. Request for Public Comment
8. Additional Staff Comments and Recommendation
9. Board Discussion
10. Close Public Hearing
11. Board Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**6. Set Future Meeting Date - Thursday, September 6, 2018 at 7:00 PM**

**7. Adjourn**

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

**May 3, 2018**  
**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**

<u>Wilson:</u> Present	<u>Emerson:</u> Present	Stock:	Absent
<u>Bettis:</u> Present	Robinson:	Lightfoot:	Absent
Hartwell: Absent	<u>Dwight:</u> Present	<u>Meyers:</u>	<u>Present</u>

**3. Approval of April 5, 2018 Meeting Minutes**

- a) Revisions - None
- b) Motion to Approve - Emerson
- c) Second - Meyers
- d) Additional Board Discussion - None
- e) **Vote – Approved (5-0)**

**4. Old Business**

**A. Case No.: PZ-2018-04 (Conditional Use Permit – Vehicle/Equipment Rental)**  
**Applicant: David Housh, Tint Zone**

- 1. Introduction of Application by Chair  
Mr. Wilson reintroduced PZ-2018-04
- 2. Open Public Hearing
- 3. Explain Procedure for a Public Hearing and swear-in speakers
- 4. Enter Additional Relevant City Exhibits into the Record:
  - A. Staff report
  - B. Conceptual Site Plan
  - C. CUP Application
  - D. Staff Review Letter & Applicant Responses
  - E. Publication of Notice of Public Hearing in Daily Record Newspaper
  - F. Public Hearing Notices mailed to property owners within 185-feet of subject property.
  - G. City of Raytown Zoning Ordinance, as amended
  - H. City of Raytown Comprehensive Plan

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

Mr. Meyers stated that he has had some exparte' communication but that it will not affect his voting.

Ms. Emerson also stated that she has had some exparte' communication and it will not affect her voting.

**6. Introduction of Application by Staff**

Mr. Swan (Planning and Zoning Coordinator) re-introduced PZ 2018-04 to the board. He explained that the case was initially heard last month (April 5, 2018) by the Planning and Zoning Commission. The original case was for a vehicle/equipment rental business located exclusively at 6301 Raytown Road.

During the public hearing in April, when the case was being debated between the PZ commission, the applicant and staff, the applicant decided that he would like to revise his application. The applicant has since amended his application which has staff reevaluated and since made the appropriate changes to the staff report and staff recommendation.

Mr. Swan navigated the audience through the staff-prepared PowerPoint presentation. He introduced the amendments to the original application mainly the addition of a secondary parcel to be exclusively used for the parking of the U-Haul rental vehicles. He informed the commission that staff did send out new public notices letters to all property owners within 185 feet of either parcel on April 18<sup>th</sup>.

**7. Request for Public Comment**

David Housh (8517 Ditzler Ave) stated that he went back and revised the whole plan. He has gotten permission to use the parcel diagonally opposite of the parcel where Tint Zone is located. The applicant explained how using this parcel allows for greater screening of the vehicles and better traffic flow.

Mr. Wilson (Chairman) asked Mr. Housh if he had read all of the conditions and if he agreed to all of the conditions. The applicant responded affirmatively that he had read all conditions and was agreeable to them.

Ms. Dwight asked for clarification about who owns the lots. Mr. Housh stated that Neal Clevenger owns the lot. Mr. Swan clarified that Mr. Clevenger owns both lots but they are listed under separate LLCs. There was discussion regarding the lease of the land and how that would affect the Conditional Use Permit. Joe Wilerth (City Attorney) confirmed that the applicant assumes the risk of losing a lease of the land even if a Conditional Use Permit is granted.

Ms. Emerson asked why he wasn't using the rear former Bank of America parking lot that had been discussed in April; she also expressed her concern regarding people driving these large trucks in the narrow proposed parcel. Mr. Housh remarked that the property owner of the Raytown Water Company intends to install a water tank in the rear parking lot and use it for training exercises with local water districts; therefore, he did not want Mr. Housh's rental truck business to relocate to that exact parcel.

Mr. Bettis asked about whether or not customers would park U-Haul trucks at the Tint Zone parcel. The applicant indicated that U-Haul trucks would only be parked there for brief, temporary amounts of time. For example, if they dropped off a truck after Tint Zone business hours, the truck would remain there overnight and Tint Zone staff would move it back to the secondary parcel in the morning. Mr. Housh informed the commissioners that U-HAUL keeps track of their trucks and if there were to be more than four trucks at this property, they would come and pick up the extra trucks.

Mr. Meyers raised a concern about whether or not this is a vacant lot. There was discussion about vehicles on this parcel and surrounding parcels. Mr. Housh removed two inoperable vehicles from the Tint Zone parcel. Mr. Meyers inquired about the parcel to the south of the Tint Zone parcel where a single-family residence is located.

Mr. Wilson inquired about drive access to the single-family residence. Mr. Housh confirmed that they have their own driveway and do not require access from any surrounding parcel.

Ms. Dwight asked how customers navigate both properties. Mr. Housh confirmed that the business transaction is done in the Tint Zone office and customers walk to the parking lot and exit onto 63<sup>rd</sup> Terrace. As for drop-off, customers will most likely leave the truck in the Tint Zone parking lot and employees will re-park the trucks in the adjacent lot.

Mr. Meyers had additional questions about parking. Mr. Housh said the largest truck is a 26 foot truck. They are not exceptionally large trucks. Mr. Meyers asked if the applicant anticipates any problems with the Fire Marshall.

Mr. Bettis asked what happens if he is out of trucks and a customer comes in requesting a truck. Mr. Housh stated that he can refer them to a site in Independence or Lee's Summit. There is a computer program that allows him to track trucks and see where exactly they are. He wanted to do this to offer Raytown residents a service in-town so that they would not have to travel for a moving truck.

Ms. Dwight asked for clarification regarding Condition #10. Mr. Housh stated that he has moved inoperable vehicles. Mr. Swan stated that this is a mechanism to ensure no property maintenance issues arise. Mr. Housh stated that the parking lot will never look full because Tint Zone business is by appointment only and the rental trucks usually have reservations scheduled ahead of time.

Mr. Bettis asked City staff about Future Development recommendations from the Central Business District Plan subsection of the Comprehensive Plan .Mr. Swan stated that Chapter 13 (Future Development) of the Comprehensive plan encourages local, small businesses with the ultimate goal of creating a unique destination. Additionally, the plan encourages pedestrian-oriented services in the downtown core. U-Haul is an international business that involves heavy duty trucks and is somewhat of an industrial use.

Ms. Dwight asked about Condition #9 regarding the site plan requirement. Mr. Swan explained that if the CUP were ultimately approved by the Board of Aldermen, the applicant would have to submit a revised site plan that would be approved at the administrative level.

Robert Herdon (U-Haul Local Rep.) returned to some previous questions from Ms. Dwight. Mr. Herdon explained how anyone is welcome to use the business services. It is in Raytown and they hope that it will be seen as an asset to Raytown residents and hopefully a means of tax revenue for the City. He also addressed the parking of vehicles and how this will be done effectively and efficiently. Additionally, Mr. Herdon stated that he believes that this is free advertising for the City.

#### **8. Additional Staff Comments and Recommendation**

Mr. Wilson requested additional staff comments from City Staff.

Mr. Swan asked if the Commission would like to go over the analysis or just over the conditions as two of the commissioners were not at the April meeting. Mr. Wilson requested that City staff review the complete analysis and discuss the conditions.

Mr. Swan presented the staff reports' analysis to the Commission and public. Mr. Swan reiterated the importance of Condition #7 *"The applicant shall submit a parking lot construction plan that meets the requirements of the City of Raytown Public Works' Private Improvement Design Criteria (DC-07)"*. Mr. Swan read aloud all twelve (12) conditions as recommended by staff.

Mr. Meyers asked City staff if the vacant parcel will be used exclusively for U-Haul rental truck parking. Mr. Swan stated that the application states that it will be used only for the U-Haul business. Mr. Swan showed the Commission and the public on the City's GIS website the location of said parcel. There was discussion regarding

the access of the parcel to the north of the vacant lot accessing the rear parking lot; the said parcel does have street frontage along E. 63<sup>rd</sup> Street. Mr. Meyers asked City Staff what parcels would be required to meet Public Works design standards. Mr. Swan stated that only the two (2) parcels associated with this application will be required to meet DC-07 standards.

Ms. Dwight asked if the property owner is aware of these conditions and has provided consent to meet these conditions including the renovations of the existing parking lots. Mr. Swan said that the property owner gave his consent to the applicant when he signed the CUP application that was submitted by Mr. Housh.

Mr. Housh said that he has talked to the property owner regarding the parking lots; however their plan was to simply resurface the parking lot (to put asphalt layer on top of the existing surfaces). Mr. Swan remarked that the aforementioned plan present by the applicant would not meet staff' recommendation regarding Condition #10. Mr. Swan reiterated that staff is recommending approval based upon this list of twelve conditions and that the applicant/property owner meeting Condition #10 is imperative as the current state of the vacant parking lot is in poor condition and this is in the City's CBD corridor. Mr. Housh remarked that it would definitely look better than it does look now and if he doesn't do anything then it is not going to change. The applicant and property owner feel that their plan should be sufficient.

Mr. Bettis asked City Staff who would be responsible for maintenance of the parking lot. Mr. Swan stated that would be the responsibility of the property owner. It would be a property maintenance matter.

Ms. Dwight asked the applicant if there would be someone at the office during business hours. The applicant stated that there is someone at the office from 8am-5pm, but they take appointments by the hour. He said that they might bring in additional employees but there will always be someone there.

Mr. Swan stated that he has had lengthy discussions with the Public Works Department and that they believe the applicant should be held to the City's standards.

**Recommendation:**

Staff recommends approval of this case subject to twelve (12) conditions.

**9. Board Discussion**

Mr. Meyers stated that he is pondering why there has been some moments of a communication breakdown. During the April meeting, the applicant stated that he had not received the staff report and conditions. This month the applicant agreed at the beginning of the meeting that he had read and agreed to all conditions. Later in the meeting, it appeared that the applicant was not aware of some of the conditions (e.g. Private Parking Lot Design Standards DC-07). Mr. Housh said that he thought he had read them all but did not. Mr. Meyers says there is an issue of whether or not the property owner is aware of the conditions relevant to his property. Mr. Meyers says that the applicant cannot seem to tell the Commission that he can agree to all conditions with confidence.

Mr. Wilson closed the public hearing and requested a motion from the board.

Mr. Wilson asked the applicant if he felt it would be worthwhile for him to go back and discuss the case/conditions with the property owner. Mr. Housh stated that he would rather have another opportunity to work this out than have the case denied.

Mr. Meyers remarked that the case would not be done here tonight; it still has to go to the Board of Aldermen. He stated that one of the questions they will want to know is if he agrees to all the conditions. He remarked that it is probably worth everyone's time that he get some answers before an official vote is made.

Mr. Wilson remarked that the Commission would like to know that the property owner understands the responsibility that is laid upon him to assist the applicant in meeting these conditions should the CUP be

approved. He reiterated that there might be some merits in making sure everyone is on the same page before this goes to the Board of Aldermen.

Mr. Wilson asked that a motion be made regarding Case No. PZ 2018-04.

**10. Board Decision to Approve, Conditionally Approve, Deny or Continue**

- a. Motion to continue PZ 2018-04 to a date certain of June 7, 2018 – Mr. Meyers
- b. Second – Ms. Dwight
- c. Additional Board Discussion –Mr. Bettis is in agreement with the motion because of the potential costs associated with the conditions recommended by staff. Ms. Dwight agrees that it is important to know if the owner is agreeable since the monthly rent is only \$65 but the required improvements would cost significantly more. Mr. Bettis said that he knows Mr. Housh keeps a well-run business (Tint Zone) and the property is maintained. Mr. Wilson stated that it's important to debate the importance of the design standards vs. enticing new businesses into our downtown area.
- d. **Vote – 'Yes' 5-0**

**5. New Business – None**

**6. Set Future Meeting Date - Thursday, June 7, 2018 at 7:00 PM**

**7. Adjourn**



# Staff Report

Community Development  
Planning and Development Services

PZ 2018-04

To: City of Raytown Planning and Zoning Commission  
From: Michael Swan, Planning and Zoning Coordinator  
Date: May 3, 2018  
Re: Application for Conditional Use Permit  
Agenda Item: 4A

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## CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Tint Zone  
Project Contact: David Housh  
Property Owner: Commercial Shops & Garages LLC and Retail Centers LLC  
Property Location: 6301 Raytown Road  
Request: To operate a vehicle/equipment rental business at an existing auto-related business

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## SITE DATA

Legal Description: Lot 15, the West 25 feet of Lot 14, and the West 50 feet of Lot 19  
MUIRSMITH ADDITION, a subdivision in Raytown, Jackson County, Missouri.

Surrounding Zoning	Neighborhood Commercial (NC)
Surrounding Overlay	Central Business District Design Corridor
Surrounding Land Use	Commercial/Retail
Designated Future Land Use	Downtown District
Ward	Ward 2
Approximate Land Area	7,405ft <sup>2</sup> or 0.17 acres
Roadway Classification	Collector



Figure 1 – Street view of lot for proposed Vehicle/Equipment rental business office

## HISTORY

The current business, Tint Zone, has been in business at this location for the past ten years. Prior to 2006, the site was occupied by a business called Brakes and More. Historically, this was the site of William Ray's blacksmith shop which dates back to the 1850s, an important stop for travelers along the Santa Fe Trail during the pioneer era. Today, this landmark is commemorated by a historical placard adjacent to the parcel. The vacant lot has been used for vehicle parking and as a drive lane to access rear parking for 10005 E. 63<sup>rd</sup> Street.

## PUBLIC COMMENTS

The public notice was published in *The Daily Record* on February 12, 2018. Public notice letters were sent twice (postmarked February 13 and April 17) to all adjacent property owners by the applicant. The Neighborhood Information Meeting was held on February 16, 2018. To date, the Community Development Department has received two letters regarding this application.

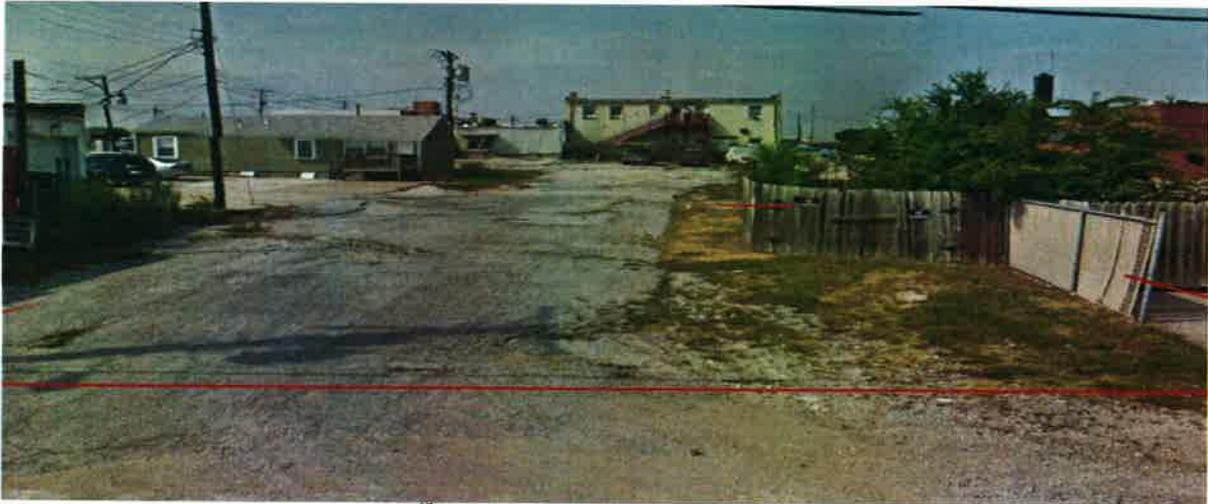


Figure 3 – Street view of lot on 63<sup>rd</sup> Terrace for proposed Vehicle/Equipment rental business parking

## ANALYSIS

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

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

The parcel and all adjacent lots are zoned Neighborhood Commercial (NC). The uses of surrounding properties are more specifically described below:

- North: Superior Upholstery & Raytown Shoe Repair
- East: Raytown Water Company parking lot
- South: Parking lot
- West: DJ's Hangout Bar / Proton Labs

### 2. Conservation of property values

The proposed conditional use, if approved, will be a secondary use to Tint Zone and serve as a supplementary business. The office is in a high visibility area at a prominent intersection in Raytown. The proposed U-Haul parking lot is a vacant lot with a semi-improved surface that is not visible from 63<sup>rd</sup> St. and Raytown Rd. The lot has screening on three of four sides. The lot



# Staff Report

Community Development  
Planning and Development Services

codes. Staff is concerned about potential safety risks due to the deteriorated state of the parking surface of the proposed U-Haul parking site.

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

The proposed use will occupy more space. The proposed business' office will locate within the existing building. Customer parking will be at the existing Tint Zone site whereas the vehicles/equipment for rental will be parked on a vacant lot approximately 150 feet southeast of the building. The U-Haul parking will occupy an estimated 5,000 ft<sup>2</sup> of the vacant lot. The parcel has very little existing pervious area as the majority of the lot has either an asphalt or gravel surface. Apart from the streetscape project (part of the City's beautification program), there is no green space or landscaping on either parcel nor is any proposed.

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

The proposed vehicle rental business will generate some additional traffic and customers at any given time. Half of the existing parking stalls at Tint Zone will be dedicated to customer parking of personal vehicles for U-Haul customers. The parking of the four (4) U-Haul trucks will require use of 71% of the vacant parcel.

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

It is not anticipated that the proposed conditional use will have any impact on schools. In addition, all utilities are available to serve the property. The vacant lot will not require use of public utilities and is not near any local schools.

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

The property on which the vehicle rental business is proposed is zoned Neighborhood Commercial (NC) as is each of the adjoining properties. According to the City's Comprehensive Plan, the proposed use would be more appropriate in a Highway Commercial zoned property, as this zoning class is more favorable to auto-oriented and intensive uses as opposed to a central business district for a historical inner-ring suburb.

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

The property on which the proposed use's office would be located is developed and does not necessitate any building improvements but will require exterior site improvements – reconfiguring of the existing parking lot. The property to be used for the parking of the U-Hauls will require some property improvements (e.g. surface treatments, fencing, lighting etc.)

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

Staff has concerns regarding the proposed land use not adhering to several land use planning principles:

### **A. City of Raytown Comprehensive Plan – Chapter 13 (Future Development)**

The plan identifies this parcel as being located in an area designated as 'Downtown Commercial'. This particular commercial area should have mixed uses that promote downtown as an activity destination with community-oriented facilities and activities.

### **B. Raytown Central Business District Plan**

This plan divides downtown Raytown into separate zones with guidelines and strategies to improve the overall function and character of the area. It identifies this parcel as being located in the 'Town Square' subzone. Commercial development and redevelopment is strongly encouraged to assist in creating a definable 'heart'



## RECOMMENDATION

While the proposed use is not what the majority of the City's long-range plans had intended for this specific area, the applicant has made modifications to the application that resolve some of the previous concerns of City staff.

Staff recommends approval of Case No. PZ 2018-04, Conditional Use Permit for Vehicle/Equipment Rental subject to the following conditions:

1. The Conditional Use Permit shall be valid for a period of five (5) years.
2. The CUP shall be valid on the two parcels as indicated in the application and the site plans. The Conditional Use Permit is not transferable.
3. The number of rental vehicles/trailers on the property shall not exceed four (4).
4. The parking of rental vehicles shall be limited to the vacant parcel and shall be parked as indicated on the site plan submitted by the applicant.
5. Both lots shall have clearly marked parking stalls (i.e. striping).
6. Both lots associated with this Conditional Use Permit shall adhere to the City's parking lot regulations as listed in Sec. 36-86 and Sec. 36-87.
7. The applicant shall submit a parking lot construction plan that meets the requirements of the City of Raytown Public Works' Private Improvement Design Criteria (DC-07).
8. The property owner and/or applicant shall improve and maintain both driveway approaches to City standards.
9. The applicant shall submit a revised site plan, for review and approval by staff, indicating elements of the Commercial Site Design Standards (Sec. 50-396) including but not limited to: parking lot landscaping, site lighting, site furnishings, proposed signage, and fencing improvements.
10. The parking of vehicles in the Tint Zone parking lot shall be limited to licensed and operable vehicles only.
11. All signage shall adhere to the City's Sign Regulations (Sec. 50 488-516).
12. The CUP shall be in compliance with all applicable local, state and federal rules and regulations.

Case Number 2018-04  
Date Received 1/26/2018  
Map Page \_\_\_\_\_

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

**PART I Background Information**

1. This request applies to property at the following address:  
6301 Raytown Rd. 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>Neal Clevenger</u>	<u>6120 Elm Raytown, Mo</u>	<u>64133</u>
		<u>816-356-0333 ext 107</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>David @ Dawn House</u>		<u>816-358-3355 / 816-668-4385</u>

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

Tint Zone Window Tinting

5. Zoning classification of the property: Commercial

6. Specify the use desired for the property: Uhaul @ Storage

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

Structure	Height
<u>6301 Raytown Rd.</u>	<u>12"</u>
<u>Raytown Mo 64133</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)

Neal Clevenger 11-30-17

**PART II Conditional Use Permit Information**

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

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

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

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

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

Downtown is a Service District and Uhaul is a Service that every day Residents can use and Need

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

Being a commercial zone with other auto business in the area and other every day Services for Raytown Residents to better help them with There Needs

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

The property IS fine for the current use but has a lot of unused parking lot space that can be used to house a few Uhaul trucks for the Raytown residents so they don't have to go to Lee Summit and Independence

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

None, If anything it would draw Raytown Residents downtown to use other business in the Area

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

The property has never been vacant, we have been Downtown for 8 years, and try our Best to keep the property clean and Not Cluttered

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

This IS a business venture that Tint Zone and Uhaul have spent Time and money on and ~~that~~ could affect us financially

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

Public facilities Restroom one per facility are  
adequate to Services employees and are in  
Keeping with maintaining the Employees needs  
Lighting will provide Indoor and outdoor lighting  
for proper access to Clients

H. Additional comments:

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

Public facilities Restroom one per facility are adequate to Services employees and are in keeping with maintaining the Employees needs Lighting will provide Indoor and outdoor lighting for proper access to Clients

H. Additional comments:

Amending My Application ( we will use the Parcel to The South of my lot 6301 Raytown Rd Parcel # 45-130-05-10-00-0-00-000 to Park The Trucks , This Is a vacant lot behind The Building.) we would Repave This lot ~~with a Cap on The Exiting~~ with a Cap on The Exiting lot

Tint Zone service is by appointment only so the parking lot is always empty , the cars are spaced two hours apart ,and UHAUL is also by appointment only two, this location in Raytown is only a satellite shop only and we will only have three to four trucks at the most for Raytown residents this service is not currently unavailable in Raytown bringing this facility to Raytown will mean that Raytown residents will not have to travel to lee's summit and Independence for their moving needs, this will be a great addition for the Raytown community, most of the time the trucks will not be here as they are for rent we will only have one 26 ft. , one 15 ft. and one or two 10 ft. trucks for Raytown area, if a truck comes in from another area or if a person moved in from another state and we already have the same truck U-Haul will pick up that truck move it to another location.

Tot

**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 \$250.00.

  X  

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

  X  

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

  X  

Copy of a deed showing ownership.

  X  

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

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

~~Storm Drainage Analysis unless waived by Director of Public Works.~~

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

Record & Web  
Jackson Gov. Org  
Public Affairs  
5/2/2014



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

**CONDITIONAL USE PERMIT**

<b>PERMIT #:</b> 20171279	<b>DATE ISSUED:</b> 9/29/2017
	<b>MUST COMMENCE BY:</b> 9/29/2018
<b>JOB ADDRESS:</b> 6301 RAYTOWN RD	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> TINT ZONE	<b>CONTRACTOR:</b> TINT ZONE
<b>ADDRESS:</b>	<b>ADDRESS:</b>
<b>CITY, STATE ZIP:</b> RAYTOWN MO 64138	<b>CITY, STATE ZIP:</b> RAYTOWN MO 64138
<b>PHONE:</b> 358-3355	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b> CONDITIONAL USE FOR U-HAUL RENTAL	

FEE CODE	DESCRIPTION	AMOUNT
PZ-07	CONDITIONAL USE PERMIT	\$ 250.00
<b>TOTAL</b>		<b>\$ 250.00</b>

**Inspection Information**

1. All inspections require one working day (24 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: 9-29-17
 
 Applicant: \_\_\_\_\_ Date: 9-29-17



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

**SITE DEVELOPMENT PLAN PERMIT**

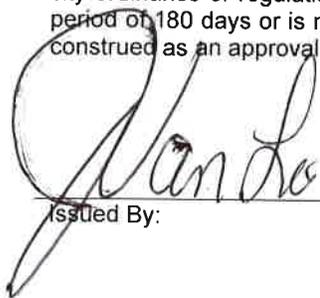
<b>PERMIT #:</b> 20181710	<b>DATE ISSUED:</b> 1/24/2018
	<b>MUST COMMENCE BY:</b> 1/24/2019
<b>JOB ADDRESS:</b> 6301 RAYTOWN RD	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> TINT ZONE	<b>CONTRACTOR:</b> TINT ZONE
<b>ADDRESS:</b>	<b>ADDRESS:</b>
<b>CITY, STATE ZIP:</b> RAYTOWN MO 64138	<b>CITY, STATE ZIP:</b> RAYTOWN MO 64138
<b>PHONE:</b> 358-3355	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b> SITE DEVELOPMENT PLAN	

FEE CODE	DESCRIPTION	AMOUNT
PZ-10	SITE/DEVELOPMENT PLAN-STAFF REVIEW	\$ 200.00
<b>TOTAL</b>		<b>\$ 200.00</b>

**Inspection Information**

1. All inspections require one working day (24 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:

1/24/18

Date:



Applicant:

Date:

1-24-18

**CITY OF RAYTOWN  
FINAL SITE PLAN & DESIGN REVIEW CHECKLIST**

The following checklist is to be completed by the applicant and submitted with the Final Site Plan. The Final Site Plan shall include the following data, details, and supporting information, which are found to be relevant to the proposal and may be supplemented by additional information required by the Director of Community Development to determine whether the Final Site Plan is in compliance with the other ordinances of the City. The number of pages to be submitted will be dependent upon the size and complexity of the proposed development.

NAME OF PROPOSED DEVELOPMENT: TINT ZONE U-HAUL TRUCK RENTAL PARKING LOT

STREET ADDRESS OF PROPOSED DEVELOPMENT: 6301 RAYTOWN RD.

Current Zoning of Property: NC Proposed Zoning of Property: NC

Proposed Use of Property: TINTING OF AUTO'S & TRUCK RENTAL

APPLICANT: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

E-Mail: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

E-Mail: \_\_\_\_\_

ARCHITECT: DANA BLAY

State of MO. Registration No. A-6904

Address: 8031 WENONGA RD, LEAWOOD, KS 66206

Phone: 913 206-6060 Fax: ( ) \_\_\_\_\_

E-Mail: DBLARCH@KC, RR, COM

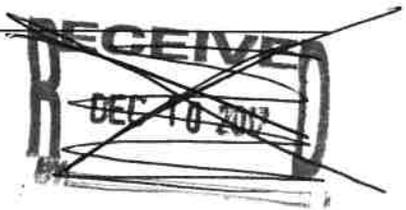
ENGINEER: \_\_\_\_\_

State of MO. Registration No. \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

E-Mail: \_\_\_\_\_



LANDSCAPE ARCHITECT: \_\_\_\_\_

State of MO. Registration No. \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

E-Mail: \_\_\_\_\_

**THE FOLLOWING MUST ACCOMPANY THIS FINAL SITE PLAN CHECKLIST ION IN ORDER TO BE PROCESSED:**

1.  Final Site Plan Checklist.
2.  58 folded & collated copies of the final site plan; exterior building elevation drawings, including colors and exterior building materials; and landscape plan.
3.  Title report.
4.  Letter of authorization from the property owner stating the applicant can represent the owner, if applicable.
5.  Traffic Impact Study (see Section C) or sign off sheet from the Public Works Director.
6.  1 set of the final site plan, exterior building elevation drawings; and landscape plan reduced to 8½ x 11.
7.  An electronic copy (pdf) of the final site plan, exterior building elevation drawings; and landscape plan.
8.  A statement as to whether public utilities are available to the property.
9.  An analysis of the capacity of the sanitary sewer receiving system.
10.  To the extent that any change from an approved Preliminary Site Plan is proposed, a narrative explaining why the proposed change is not a substantial change (see Section 26-4.05 of Zoning Ordinance for definition of substantial change).

**By signing below and submitting this checklist, the property owner authorizes the City of Raytown to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Raytown Joint Review Committee, Board of Aldermen, Board of Zoning Adjustment and / or Planning & Zoning Commission.**

David E. [Signature] Date: 2-2-18  
Applicant's Signature

Neal Chweaga Date: 2-2-18  
Property Owner's Signature

**A. FINAL SITE PLAN CONTENT REQUIREMENTS:**

General Information		YES	NO
1.	North arrow	X	
2.	Scale	X	
3.	Vicinity map	X	
4.	Area of land in square feet and percentage of green space		N/A
5.	Phasing Schedule		N/A
6.	Name of design professional who prepared the drawings, and the seal of a design professional licensed in the State of Missouri	X	
7.	Existing and proposed finish grades of the site at intervals of two (2) feet or less		N/A
8.	Compliance with applicable design standards for the Highway 350 Corridor		N/A
Utilities & Easements		YES	NO
9.	All existing or proposed public or private easements (location, width and centerline)		N/A
10.	Location of existing and proposed fire hydrants.		N/A
Transportation & Access		YES	NO
11.	Existing and proposed public and private streets, medians, driveways, curb cuts and turning lanes within 185 feet of the property	X	
12.	Existing and proposed internal and adjacent rights-of-way, (location, width, centerline, curb cuts, median breaks, turning lanes and radii)	X	
13.	Existing and proposed internal and adjacent private drives, (location, width, centerline, curb cuts, median breaks, turning lanes and radii)	X	
14.	Existing and proposed, internal and adjacent, public and private sidewalks and pedestrian ways (location and width)		N/A
15.	Existing and proposed parking areas (spaces and handicap spaces, dimensions, and a schedule showing the total number of spaces and handicap spaces)	X	
Storm Water		YES	NO
16.	Areas located within the 100-year flood plain		N/A
17.	Existing and proposed storm water collection, detention, and retention facilities (location, dimensions, capacity and final plans)		N/A
18.	Erosion control plans		N/A
Buildings & Structures		YES	NO
19.	Existing and proposed buildings or structures (location, dimensions, number of stories and area)	X	
20.	Ground mounted mechanical equipment and screening (location, dimensions and materials)		N/A
21.	Elevations of all existing and proposed buildings (exterior building and roofing materials)		N/A
22.	Location, dimensions, size and materials for any existing and proposed retaining walls		N/A
23.	Exterior signage (location, dimensions, size, type and exterior materials)		N/A
24.	Existing and proposed trash enclosures (location, dimensions and materials)	X	
Setbacks		YES	NO
25.	Distance between buildings, buildings and property lines, and building and parking areas		N/A
26.	Distance between parking areas, parking areas and property lines, and parking areas and buildings		N/A

The lot

RECORDER'S CERTIFICATION

JACKSON COUNTY, MISSOURI

08/26/2009 03:48:50 PM

INSTRUMENT TYPE: WD FEE: \$24.00 2 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

2009E0086093



ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

### MISSOURI WARRANTY DEED

This Indenture, Made on the 26<sup>th</sup> day of August A.D., Two Thousand Nine by and between Neal S. Clevenger and Mitsue I. Clevenger, husband and wife, of the County of Jackson, State of Missouri, parties of the first part, and Retail Centers, LLC, a Missouri limited liability company located in the County of Jackson, State of Missouri, party of the second part, (Mailing address of said first named grantee is 9508 E. 63<sup>rd</sup> Street, Raytown, Missouri 64133).

**WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART**, in consideration of the sum of Ten Dollars and other valuable consideration to be paid by said party of the second part (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, the following described lots, tracts or parcels of land lying, being and situated in the County of Jackson and State of Missouri, to-wit:

Lot 13 and the East 1/2 of Lot 14 and the West 50 feet of Lot 19, MUIRSMITH ADDITION, a subdivision in Raytown, Jackson County, Missouri.

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

**TO HAVE AND TO HOLD** The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto the assigns of such party of the second part forever; the said parties 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; 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 party of the second part and unto the assigns of such party, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, The said parties of the first part have hereunto set their hands and seals the day and year above written.

Neal S. Clevenger  
Neal S. Clevenger

Mitsue I. Clevenger  
Mitsue I. Clevenger

STATE OF MISSOURI     )  
  )ss.  
COUNTY OF JACKSON    )

On this \_\_\_\_ day of August, 2009, before me, a Notary Public, personally appeared Neal S. Clevenger and Mitsue I. Clevenger his wife, 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.

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

Judy A. Beatie  
Notary Public in and for said  
County and State

My Commission Expires:

JUDY A. BEATIE  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Commissioned for Jackson County  
Commission # 07537345  
My Commission Expires: Apr. 15, 2011

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
08/26/2009 03:48:50 PM

INSTRUMENT TYPE: WD FEE: \$24.00 2 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

2009E0086106



ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

## MISSOURI WARRANTY DEED

This Indenture, Made on the 26th day of August A.D., Two Thousand Nine by and between Neal S. Clevenger and Mitsue I. Clevenger, husband and wife, of the County of Jackson, State of Missouri, parties of the first part, and Commercial Shops & Garages, LLC, a Missouri limited liability company located in the County of Jackson, State of Missouri, party of the second part, (Mailing address of said first named grantee is 9508 E. 63<sup>rd</sup> Street, Raytown, Missouri 64133).

**WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART**, in consideration of the sum of Ten Dollars and other valuable consideration to be paid by said party of the second part (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, the following described lots, tracts or parcels of land lying, being and situated in the County of Jackson and State of Missouri, to-wit:

Lot 15 and the West 25 feet of Lot 14, MUIRSMITH ADDITION, a subdivision in Raytown, Jackson County, Missouri.

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

**TO HAVE AND TO HOLD** The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto the assigns of such party of the second part forever; the said parties 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; 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 party of the second part and unto the assigns of such party, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, The said parties of the first part have hereunto set their hands and seals the day and year above written.

Neal S. Clevenger  
Neal S. Clevenger

Mitsue I. Clevenger  
Mitsue I. Clevenger

STATE OF MISSOURI     )  
  )ss.  
COUNTY OF JACKSON    )

On this 26<sup>th</sup> day of August, 2009, before me, a Notary Public, personally appeared Neal S. Clevenger and Mitsue I. Clevenger his wife, 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.

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

Judy A. Beatie  
Notary Public in and for said  
County and State

My Commission Expires:

JUDY A. BEATIE  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Commissioned for Jackson County  
Commission # 07637345  
My Commission Expires: Apr. 15, 2011



## Property Account Summary

Parcel Number	45-130-05-06-00-0-00-000	Property Address	6301 RAYTOWN RD , RAYTOWN, MO 64133
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### General Information

Property Description	MUIRSMITH ADD W 25' LOT 14 & ALL LOT 15
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	COMMERCIAL SHOPS & GARAGES LLC	9508 E 63 RD ST, RAYTOWN, MO 64133 UNITED STATES
Owner	100	COMMERCIAL SHOPS & GARAGES LLC	9508 E 63 RD ST, RAYTOWN, MO 64133 UNITED STATES

### Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Market Value Total	80,175	68,378	68,378	63,604	63,604
Taxable Value Total	25,656	21,881	21,881	20,353	20,353
Assessed Value Total	25,656	21,881	21,881	20,353	20,353

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	18.290000
CITY - RAYTOWN	129.770000
FIRE DISTRICT - RAYTOWN	256.200000
JACKSON COUNTY	124.410000
MENTAL HEALTH	29.760000
METRO JUNIOR COLLEGE	58.930000
MID-CONTINENT LIBRARY	101.670000
RAYTOWN SCHOOL C-II	1,621.460000
STATE BLIND PENSION	7.700000
REPLACEMENT TAX	368.680000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/13/2017 00:00	10523940	2,716.87	2,716.87	2,716.87	0.00
12/30/2016 13:38	10085035	2,305.71	2,305.71	2,305.71	0.00
12/15/2015 08:30	9410789	2,310.85	2,310.85	2,310.85	0.00
12/31/2014 14:27	8989712	2,165.15	2,165.15	2,165.15	0.00
12/31/2013 09:37	8398667	2,166.41	2,166.41	2,166.41	0.00



## Property Account Summary

Parcel Number	45-130-05-10-00-0-00-000	Property Address	NO ADDRESS ASSIGNED BY CITY , RAYTOWN, MO 64133
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<b>General Information</b>	
Property Description	MUIRSMITH ADD W 50' OF LOT 19
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

<b>Property Characteristics</b>	
Property Class	2010

<b>Parties</b>			
Role	Percent	Name	Address
Taxpayer	100	RETAIL CENTERS LLC	9508 E 63 RD ST, RAYTOWN, MO 64133 UNITED STATES
Owner	100	RETAIL CENTERS LLC	9508 E 63 RD ST, RAYTOWN, MO 64133 UNITED STATES

<b>Property Values</b>					
Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Market Value Total	26,355	20,490	20,490	20,490	20,490
Taxable Value Total	8,434	6,557	6,557	6,557	6,557
Assessed Value Total	8,434	6,557	6,557	6,557	6,557

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).

<b>Distribution of Current Taxes</b>	
District	Amount
BOARD OF DISABLED SERVICES	6.010000
CITY - RAYTOWN	42.660000
FIRE DISTRICT - RAYTOWN	84.220000
JACKSON COUNTY	40.900000
MENTAL HEALTH	9.780000
METRO JUNIOR COLLEGE	19.370000
MID-CONTINENT LIBRARY	33.420000
RAYTOWN SCHOOL C-II	533.030000
STATE BLIND PENSION	2.530000
REPLACEMENT TAX	121.200000

<b>Receipts</b>					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/07/2017 00:00	10398179	893.13	893.13	893.13	0.00
12/28/2016 14:40	10055243	690.94	690.94	690.94	0.00
12/29/2015 10:58	9502140	692.48	692.48	692.48	0.00
12/31/2014 14:25	8989655	697.53	697.53	697.53	0.00
12/31/2013 09:38	8399169	697.94	697.94	697.94	0.00

**REMINDER:**



**Community Development Department**

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

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mshwan@raytown.mo.us](mailto:mshwan@raytown.mo.us)

**Conditional Use Permit Application Review**

October 11, 2017

**RE: U-Haul Business – 6301 Raytown Rd.**

Mr.Housh:

The Community Development Department has reviewed your application for a Conditional Use Permit for a U-Haul business (Vehicle/Equipment Rental). We would like more information regarding the application and the site plan. We are requesting the following information:

**Application**

1. The exact number and dimensions of trucks and trailers that you plan to rent
2. Hours of operation for the U-Haul Business
3. Any additional information pertinent to the U-Haul Business

**Site Plan**

1. The current number of parking spots dedicated to Tint Zone
2. Exact location of where U-Haul trucks and trailers will be stored
3. Any plans to modify the layout of the parking lot (i.e. high curb to the south of bldg.)
4. Sign Location and dimensions

In order for this application to remain on the November – Planning and Zoning Commission agenda, we will need the aforementioned information by **Friday, October 13<sup>th</sup> 2:00pm**. If the requested information is not received by then, the case will be continued to the December Planning and Zoning Commission. If you have any additional questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Swan".

**Michael Swan**

**Planning & Zoning Coordinator**

10000 E 59<sup>th</sup> St.

Raytown, MO 64133-3993

816-737-6059

[mshwan@raytown.mo.us](mailto:mshwan@raytown.mo.us)



**Community Development Department**

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

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Conditional Use Permit Application Review**

October 16, 2017

**RE: U-Haul Business – 6301 Raytown Rd.**

Mr. Housh:

The Community Development Department has reviewed your revised application for a Conditional Use Permit for a U-Haul business (Vehicle/Equipment Rental). We have determined that the revised site plan submitted on Friday, October 13, 2017 does not meet the requirements for a Final Site Plan as indicated in Article IX, Section 50-521 of the City of Raytown Zoning Ordinances.

In order for this application to be placed on the City of Raytown Planning and Zoning Commission agenda, we will need a site plan that meets all listed requirements in Section 50-521 of the City of Raytown Zoning Ordinance.

The next submittal deadline is **Friday, November 3<sup>rd</sup> 5:00pm** for the December Planning and Zoning Commission meeting. Please let me know if you have any additional questions.

Sincerely,

A handwritten signature in blue ink that reads "Michael Swan".

**Michael Swan**

**Planning & Zoning Coordinator**

10000 E 59<sup>th</sup> St.

Raytown, MO 64133-3993

816-737-6059

[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)



Community Development Department  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
(816) 737-6014  
[www.raytown.mo.us](http://www.raytown.mo.us)

February 6, 2018

CITY OF RAYTOWN  
10000 E 59TH ST  
RAYTOWN, MO 64133  
45-240-08-01-00-0-00-000

Dear Property Owner:

This letter is to inform you that the Department of Community Development has received an application from David Housh for a Conditional Use Permit to operate a 'vehicle and equipment rental' business at 6301 Raytown Road in Raytown, MO.

A public hearing to consider this Conditional Use Permit (CUP) application will be held by the City of Raytown Planning & Zoning Commission **at 7:00pm on Thursday, March 1, 2018.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described Conditional Use Permit application **at 7:00pm on Tuesday, March 20, 2018.**

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

You are invited to attend both public hearings to ask questions and provide comment regarding this proposed Conditional Use Permit application. Please feel free to invite others to attend the public hearing.

Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59<sup>th</sup> Street, by telephone at (816) 737-6059 or by e-mail at [mmswan@raytown.mo.us](mailto:mmswan@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.

Sincerely,

**Michael Swan**  
**PLANNING AND ZONING COORDINATOR**  
City of Raytown  
10000 E. 59<sup>th</sup> Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mmswan@raytown.mo.us](mailto:mmswan@raytown.mo.us)



**Community Development Department**

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

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Planning & Zoning Review**

April 9, 2018

Re: PZ 2018-04 – Conditional Use Permit – Vehicle/Equipment Rental

Mr. Housh:

On April 5, 2018 the City of Raytown Planning and Zoning Commission voted 6-0 to continue the public hearing to a date certain of May 3, 2018 in order for you to modify your application and site plan regarding this proposed business.

You must submit an amended application and site plan indicating your proposed changes to the original application and site plan for the consideration of the Planning and Zoning Commission. If the use of an additional parcel is proposed, the amended application must include: the address of any additional parcels, a legal deed of said parcel(s) and the signature of the property owner(s).

The deadline to submit a revised application and site plan is Monday, April 16, 2018 at 5pm. Failure to do so will result in the original application and site plan being re-submitted to the Planning and Zoning Commission for the May 3<sup>rd</sup> public hearing or the public hearing being continued to the June 7<sup>th</sup> Planning and Zoning Commission meeting.

If you have any questions regarding the aforementioned requirements or any steps in the process, please do not hesitate to contact me at the earliest convenience.

Sincerely,

A handwritten signature in blue ink that reads "Michael Swan".

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



**Community Development Department**  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
(816) 737-6014  
[www.raytown.mo.us](http://www.raytown.mo.us)

April 18, 2018

Dear Property Owner:

**Notice of Public Hearing: CASE PZ 2018-04**

This letter is to inform you that the Department of Community Development has received an amended application for a Conditional Use Permit to operate a 'vehicle and equipment rental' business at 6301 Raytown Rd. and on Parcel: 45-130-05-10-00-0-00-000 both parcels located in Raytown, MO.

A public hearing to consider this Conditional Use Permit (CUP) application took place on April 5, 2018 by the City of Raytown Planning & Zoning Commission and was continued to a date certain of **Thursday, May 3, 2018 at 7:00pm.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described Conditional Use Permit application **at 7:00pm on Tuesday, May 15, 2018.**

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

The public is invited to attend both public hearings to ask questions and provide comment regarding this proposed Conditional Use Permit application. Additional information regarding this application can be obtained from the Department of Community Development.

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.

Sincerely,

**Michael Swan**  
**PLANNING AND ZONING COORDINATOR**  
City of Raytown  
10000 E. 59<sup>th</sup> Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mswan@raytown.mo.us](mailto:m Swan@raytown.mo.us)

# Tint Zone Public Notice Buffer Zone



- Legend**
- Road
  - Address Point
  - City Limit
  - Parcel
  - Tax Parcel
  - Condo



1 in. = 100ft.

**Notes**

150 feet - 18 properties

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

Situs Address	Current Owner	Owner Address	Owner City	Owner State	Owner Zip	Stated Area	Parcel ID
6320 RAYTOWN RD	JOHN H CRUMP TRUST DATED 1-7-1999	6320 RAYTOWN RD	RAYTOWN	MO	64133	0.3558 a	45-240-08-12-00-0-00-000
6310 RAYTOWN RD	QUEEN SANDRA G TRUST	13722 RED HILL AVE #15	TUSTIN	CA	92780	0.2208 a	45-240-08-14-00-0-00-000
6306 RAYTOWN RD	ALEXANDER RANDALL & ALEXANDER JEREMEY	6306 RAYTOWN RD	RAYTOWN	MO	64133	0.1042 a	45-240-08-15-00-0-00-000
9921 E 63RD ST	CITY OF RAYTOWN	10000 E 59TH ST	RAYTOWN	MO	64133	0.1581 a	45-240-08-01-00-0-00-000
6252 RAYTOWN RD	RAYTOWN FEDERAL SAV & LOAN	1010 GRAND BLVD 4TH FLOOR	KANSAS CITY	MO	64010	1.099 a	45-210-10-13-00-0-00-000
10002 E 63RD TER	MENTESANA CHRISTOPHER W	1463 QUARRY RD	BATES CITY	MO	64133	0.0340 a	45-130-05-09-00-0-00-000
6321 RAYTOWN RD	J GUENTHER KEATING LLC	6532 BLUE RIDGE CTO	RAYTOWN	MO	64133	0.1033 a	45-130-05-08-00-0-00-000
6317 RAYTOWN RD	PROTON LABS LLC	11800 E 47TH TER	KANSAS CITY	MO	64133	0.1742 a	45-130-05-07-00-0-00-000
NO ADDRESS ASSIGNED BY CITY	RETAIL CENTERS LLC	9508 E 63 RD ST	RAYTOWN	MO	64133	0.2791 a	45-130-05-06-00-0-00-000
6301 RAYTOWN RD	COMMERCIAL SHOPS & GARAGES LLC	9508 E 63 RD ST	RAYTOWN	MO	64133	0.1742 a	45-130-05-10-00-0-00-000
10005 E 63RD ST	RETAIL CENTERS LLC	9508 E 63 RD ST	RAYTOWN	MO	64133	0.2634 a	45-130-05-06-00-0-00-000
10017 E 63RD ST	THE RAYTOWN WATER COMPANY	9820 E 63RD ST	RAYTOWN	MO	64133	0.1920 a	45-130-05-05-00-0-00-000
10008 E 63RD ST	JANSEN ANDREW & NICOLE	9820 E 63RD ST	RAYTOWN	MO	64133	1.281 a	45-130-05-18-00-0-00-000
NO ADDRESS ASSIGNED BY CITY	FOX GARY D TRUSTEE	10004 E 63RD ST	RAYTOWN	MO	64133	0.0715 a	45-120-09-31-00-0-00-000
10004 E 63RD ST	FOX GARY D TRUSTEE	10004 E 63RD ST	RAYTOWN	MO	64133	0.0067 a	45-120-09-30-00-0-00-000
10016 E 63RD ST	NOVA HOLDINGS LLC	10004 E 63RD ST	RAYTOWN	MO	64133	0.1277 a	45-120-09-23-00-0-00-000
10014 E 63RD ST	FRANK SUSAN A	14433 MAPLE ST	OVERLAND PARK	KS	66223	0.1345 a	45-120-09-18-00-0-00-000
10010 E 63RD ST	BRINK DOUGLAS K	10014 E 63RD ST	RAYTOWN	MO	64133	0.0681 a	45-120-09-17-00-0-00-000
NO ADDRESS ASSIGNED BY CITY	MENTESANA CHRISTOPHER W	8600 E 87TH ST	RAYTOWN	MO	64138	0.1382 a	45-120-09-16-00-0-00-000
NO ADDRESS ASSIGNED BY CITY	MENTESANA CHRISTOPHER W	1463 QUARRY RD	BATES CITY	MO	64010	0.1738 a	45-130-06-13-00-0-00-000
10019 E 63RD TER	HAAKE DAN M & JOANNE M	1463 QUARRY RD	BATES CITY	MO	64010	0.2882 a	45-130-06-04-00-0-00-000
6324 CEDAR AVE	HAAKE DAN M & JOANNE M	18955 QUIVIRA	SPRING HILL	KS	66083	0.2079 a	45-130-06-03-00-0-00-000
6331 RAYTOWN RD	JOHNSON BRIAN T & PEGGY	18955 QUIVIRA	SPRING HILL	KS	66083	0.3506 a	45-130-06-14-00-0-00-000
10029 E 63RD TER	FOUND IN NATURE LLC	32003 E STONEY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	0.5408 a	45-130-06-11-00-0-00-000
		10029 E 63RD TER	RAYTOWN	MO	64133	0.3063 a	45-130-06-12-00-0-00-000

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Before the undersigned Notary Public personally appeared **Karie Clark** 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 hererto, starting with the **February 12, 2018** edition and ending with the **February 12, 2018** edition, for a total of 1 publications:

02/12/2018

**Notice of Public Hearing**

The Department of Community Development has received an application for a Conditional Use Permit to operate a 'vehicle and equipment rental' business at 6301 Raytown Road in Raytown, MO.

A public hearing to consider this Conditional Use Permit (CUP) application will be held by the City of Raytown Planning & Zoning Commission at 7:00pm on **Thursday, March 1, 2018.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described Conditional Use Permit application at 7:00pm on **Tuesday, March 20, 2018.**

**Both public hearings will take place in Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.**

The public is invited to attend both public hearings to ask questions and provide comment regarding this proposed Conditional Use Permit 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 [mswan@raytown.mo.us](mailto:mswan@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.

Certified for publication this 12th day of February 2018.

11495373 Jackson Feb. 12, 2018

Karie Clark

Subscribed & sworn before me this 12<sup>th</sup> day of Feb., 2018  
(SEAL)

Notary Public

CHANEL JONES  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Louis County  
My Commission Expires: August 08, 2018  
Commission Number: 14397721

## Michael Swan

---

**From:** June Van Loo  
**Sent:** Monday, February 12, 2018 3:26 PM  
**To:** Michael Swan  
**Subject:** RE: Public Notice Requirements- U-HAUL CUP Application (PZ 2018-04)

Michael,  
I called not answer left a message...  
June

---

**From:** Michael Swan  
**Sent:** Monday, February 12, 2018 3:20 PM  
**To:** June Van Loo  
**Subject:** FW: Public Notice Requirements- U-HAUL CUP Application (PZ 2018-04)  
**Importance:** High

June,

Can you please call him back and let him know that he has to host the meeting by the 15<sup>th</sup>. We have to follow city ordinance. I sent him this email last week.

Thank you,

**Michael Swan**  
**PLANNING AND ZONING COORDINATOR**  
City of Raytown  
10000 E. 59<sup>th</sup> Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

---

**From:** Michael Swan  
**Sent:** Monday, February 5, 2018 4:52 PM  
**To:** [kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net)  
**Cc:** Ray Haydaripoor  
**Subject:** Public Notice Requirements- U-HAUL CUP Application (PZ 2018-04)  
**Importance:** High

David:

Good Afternoon. We have received your application for a Conditional Use Permit. The Conditional Use Permit application process requires a public hearing which necessitates the need for public notices.

Public Notice Requirements:

Notice Requirement	Deadline	Party Responsible	Notes
Publish notice in local newspaper	15 days prior to public hearing – Feb. 14 <sup>th</sup>	City	
Mail public notices to neighbors within 185-	15 days prior to public hearing – Feb. 14 <sup>th</sup>	Applicant	Provide proof of mailing

<b>feet of property</b>			
<b>Mail courtesy notices to neighbors within 185-feet of property of Neighborhood Info Meeting</b>	Before Neighborhood Info Meeting	Applicant	Use same mailing list as public notice
<b>Host a Neighborhood Information Meeting</b>	2 weeks prior to public hearing – Feb. 15 <sup>th</sup>	Applicant	May be hosted at City Hall if during normal business hours
<b>Submit Neighborhood Meeting Summary</b>	10 days prior to public hearing – Feb. 19 <sup>th</sup>	Applicant	Written summary documenting discussion topics and attendees
<b>Post public notice sign on property</b>	15 days prior to public hearing – Feb. 14 <sup>th</sup>	Applicant must post it, City provides sign	Keep up until final approval by BOA

I am working on the public notice letter for you and the mailing list and labels. You can pick those up at City Hall tomorrow.

You will need to draft a letter for the invitations to the Neighborhood Info Meeting. Please let me know as soon as possible if you would like to host the meeting here at City Hall. If you have any questions regarding the public notice requirements, do not hesitate to contact me.

***Not completing the public notice requirements by the deadlines as prescribed above will result in the public hearing being continued to the following month.***

**Michael Swan**  
**PLANNING AND ZONING COORDINATOR**  
City of Raytown  
10000 E. 59<sup>th</sup> Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)



TINT ZONE  
**CONDITIONAL USE  
PERMIT**

---

**DATE 02/16/2018**  
**3:00 PM IN CONF. RM.**

CITY HALL  
1000 EAST 59<sup>TH</sup> STREET  
RAYTOWN, MISSOURI 64133

---

Dear property owner- We would like to invite you to join us for any questions, concerns or thoughts prior to the public hearing held on March 1, 2018 regarding our interest in U-Haul rental for Raytown residents. It will be a small satellite location with limited use.

FOR MORE INFORMATION CONTACT: DAVID HOUSH /TINTZONE 816-668-4385

**To CITY HALL**

I, **David Housh**, was here for a conditional Permit on 02/16/2017. There was no one from local business owners that attended with any concerns or thoughts for me running a U-Haul business in Raytown. The meeting was held at City Hall in the conference room. Listed below are who attended open meeting.

**David Housh** 6301 Raytown MO. 64133                      816-668-4385

**Dawn Housh** 6301 Raytown MO. 64133                      816-786- 9085

**Bob Hernan** (U-Haul Rep.) 12123 Blue Ridge Blvd. Grandview, Mo. 64030  
816-878-3257



**Community Development Department**

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

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Planning & Zoning – Case Continued**

February 21, 2018

Case Number	2018-04
Project	CUP– Vehicle/Equipment Rental
Applicant	David Housh
Zoning	NC

Mr. Housh:

This letter is to confirm that PZ 2018-04, Conditional Use Permit - Vehicle/Equipment Rental, originally scheduled to be heard at the March 1<sup>st</sup> Planning and Zoning Commission meeting has been continued to the April 5<sup>th</sup> Planning and Zoning Commission meeting. The case has been continued as the Neighborhood Information Meeting was not held fifteen (15) days prior to the public hearing.

Please submit the Neighborhood Information Meeting written summary report as soon as possible to avoid the case being continued again. According to City ordinance, the written summary report must be received ten (10) days prior to the public hearing – **Monday, March 26, 2018.**

If you have any questions, do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Michael Swan". The signature is written in a cursive style.

**Michael Swan**

**Planning & Zoning Coordinator**

10000 E 59<sup>th</sup> St.

Raytown, MO 64133-3993

816-737-6059

[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

## Michael Swan

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**From:** David Housh <kctinter@sbcglobal.net>  
**Sent:** Thursday, February 22, 2018 11:41 PM  
**To:** Michael Swan  
**Subject:** Re: PZ 2018-04 Continued to 04/05/2018

Michael we will stay on this path , Your Date not mine , but one day late is stupid 'I called Bob (Rep) from U-Haul he what's to turn this over to there law department and I agree, call me, and do you have a legal department , we need a phone number, Thanks Dave Tint Zone/U-Haul

---

On Wed, 2/21/18, Michael Swan <[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)> wrote:

Subject: PZ 2018-04 Continued to 04/05/2018  
To: "[kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net)" <[kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net)>  
Date: Wednesday, February 21, 2018, 4:47 PM

Michael Swan  
PLANNING AND ZONING  
COORDINATOR  
City of Raytown  
10000 E. 59th  
Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

## Michael Swan

---

**From:** David Housh <kctinter@sbcglobal.net>  
**Sent:** Saturday, March 3, 2018 1:08 PM  
**To:** Michael Swan  
**Subject:** Re: PZ 2018-04 Site Plan Question

-----  
On Thu, 3/1/18, Michael Swan <[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)> wrote:

Subject: PZ 2018-04 Site Plan Question  
To: "kctinter@sbcglobal.net" <[kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net)>  
Cc: "Ray Haydaripoor" <[rayh@raytown.mo.us](mailto:rayh@raytown.mo.us)>  
Date: Thursday, March 1, 2018, 11:02 AM

(Two ten foot trucks ,one 15 foot truck and one 26 foot truck )

David:

Your site plan nor your application state how many trucks and/or trailers you are proposing for this CUP. We need to know the exact amount, type and size. Please provide this information as soon as possible so that we can attach it to the staff report.

Regards,

Michael Swan  
PLANNING AND ZONING  
COORDINATOR  
City of Raytown  
10000 E. 59th  
Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

# The Raytown Water Company

10017 E 63<sup>rd</sup> ST

Phone (816)356-0333 Fax (816)356-0331

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**February 28, 2018**

**City of Raytown  
Development of Community Development  
10000 E. 59th St  
Raytown, MO. 64133**

**RE: Tint Zone 6301 Railroad**

**Michael,**

**Thank you for notice of public hearing regarding the above referenced address.**

**Raytown Water Company (RWC) supports and promotes the Raytown Business Community. The application that David Housh, owner of Tint Zone, submitted to operate a vehicle and equipment rental fits into the needs of the downtown businesses and its residents.**

**This small scale operation would be on an otherwise vacant strip of property, to the south of his building. We support businesses that are trying to bring more people into the downtown area of Raytown.**

**Kindest Regards,**



**Neal S. Clevenger  
President/General Manager**



## Raytown Main Street Association

March 2018

Ladies and Gentlemen of the City Council

It has come to our attention that Tint Zone has made a petition for a Conditional Use Permit that would allow them to park U-Haul trucks and trailers on their property. Though the Raytown Main Street Association is not anti-business in any way, we do have some grave concerns regarding the granting of this Conditional Use Permit.

To begin with, the property in question is a small, corner parcel. Parking a number of U-Haul trucks and trailers will overcrowd the property and would create an unsafe and unsightly property.

Because this property is in the heart of the Town Square, according to the *Raytown Central Business District Plan*, its use should reflect the characteristics of a “traditional town square found throughout Midwest” (p 32). As one of the key attractions for the CBD is the “enhanced pedestrian” infrastructure (p 33), the presence of parked U-Haul trucks and trailers in the heart of the Town Square would not only be aesthetically inappropriate, but has the potential to create an unsafe traffic and parking hazard for the pedestrians the CBD is striving to encourage.

In addition, according to the City Adopted *Comprehensive Plan*, the Future Development Plan suggests that granting the Conditional Use Permit for Tint Zone would be contrary to the plan. In Chapter 13, pages 7–8, we read the following:

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.... 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.

The parking and display of U-Haul trucks and trailers on this property could hardly be construed as a “destination activity” that encourages residents to visit and patronize in their leisure. The *Comprehensive Plan* goes on to make plans for future development with an eye toward the culture and environment the city desires to create. Thus, we read on page 8:

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.

We don't believe the granting of the Conditional Use Permit would be compatible with the spirit of either the Raytown Central Business District vision or the Future Development Plan of the City-approved *Comprehensive Plan*.

Therefore, the board members of the Raytown Main Street Association would urge our City Council to reject the application of the Tint Zone Conditional Use Permit.

Scott Walz  
President

Raytown Main Street Association

Neal S. Clevenger  
9508 E. 63<sup>rd</sup> Street  
Raytown, MO 64133  
816-204-4054

April 16, 2018

Tint Zone  
6301 Raytown Rd.  
Raytown, MO 64133

Re: Rental Space for parking 10007 E. 63<sup>RD</sup> Street, Raytown MO 64133

This is to confirm rental of 4 parking spaces in the South end of the lot located at 10007 E. 63<sup>RD</sup> Street, Raytown, MO 64133.

Conditions: Dumpster and trees are to be removed prior to occupying this location and you will maintain the area free of debris during occupation.

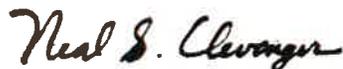
The month to month rental will be \$65.00 for all 4 parking spaces due in advance on the 1<sup>st</sup> of each month payable to Neal Clevenger at the 9508 E. 63<sup>rd</sup> Street, Raytown MO. 64133 and will be considered late after the 5<sup>th</sup> and will incur a \$20.00 late fee.

Vehicles/property left in parking space after rent is past due will be considered abandoned and will be removed at your expense. In the event that any action is filed in relation to this Lease, the unsuccessful party in the action will pay to the successful party, in addition to all the sums that either party may be called onto pay a reasonable sum of the successful party attorney fees.

The Tenant will not engage in any illegal trade or activity on or about the Property.

The Tenant will dispose of its trash in a timely, tidy, proper and sanitary manner.

Tenant agrees that no alterations are to be made to parking lot without prior approval from Landlord.



Neal S. Clevenger





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

**CERTIFICATE OF INSPECTION**

ADDRESS: 6301 RAYTOWN RD.

DATE: 1/24/18

PERMIT NUMBER: \_\_\_\_\_

INSPECTOR: Boyd

**INSPECTION TYPE**

Type	Pass	Partial	Fail
Footing			
Foundation			
Framing			
Plumbing			
Ground Rough			
Gas			
Sewer			
Electrical			
Electric Service			
Rough-in			

Type	Pass	Partial	Fail
Mechanical			
Roofing			
Zoning			
Sign			
Final			
Gen. Bldg.			
Fire/Police			
Prop. Main.			
Above ceiling			
Other			

**INSPECTOR'S COMMENTS**

A LARGE UHAUL TRUCK HAS BEEN IN THE  
PARKING LOT OF "TINT ZONE" ALL DAY.

THE "U-HAUL" SIGNAGE, THAT WAS NEVER REMOVED  
AFTER REQUESTED, IS STILL ON THE  
SOUTH SIDE OF THE BUILDING. NO SIGN  
PERMIT WAS EVER ISSUED.

Building and/or Property Maintenance Code violations can be appealed within 10 days of this notice.

CLOSE PERMIT

Google Maps 6301 Raytown Rd



Imagery ©2018 Google, Map data ©2018 Google 20 ft



6301 Raytown Rd  
Raytown, MO 64133



At this location

Tint Zone

3.1 (12)

Window Tinting Service · 6301 Raytown Rd

PZ 2018-04



1 in. = 58ft.



- Legend**
- Road
  - Address Point
  - City Limit
  - Parcel
  - Tax Parcel
  - Condo

**Notes**

Amended Application

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

63 st

TINT  
ZONE

55 ft

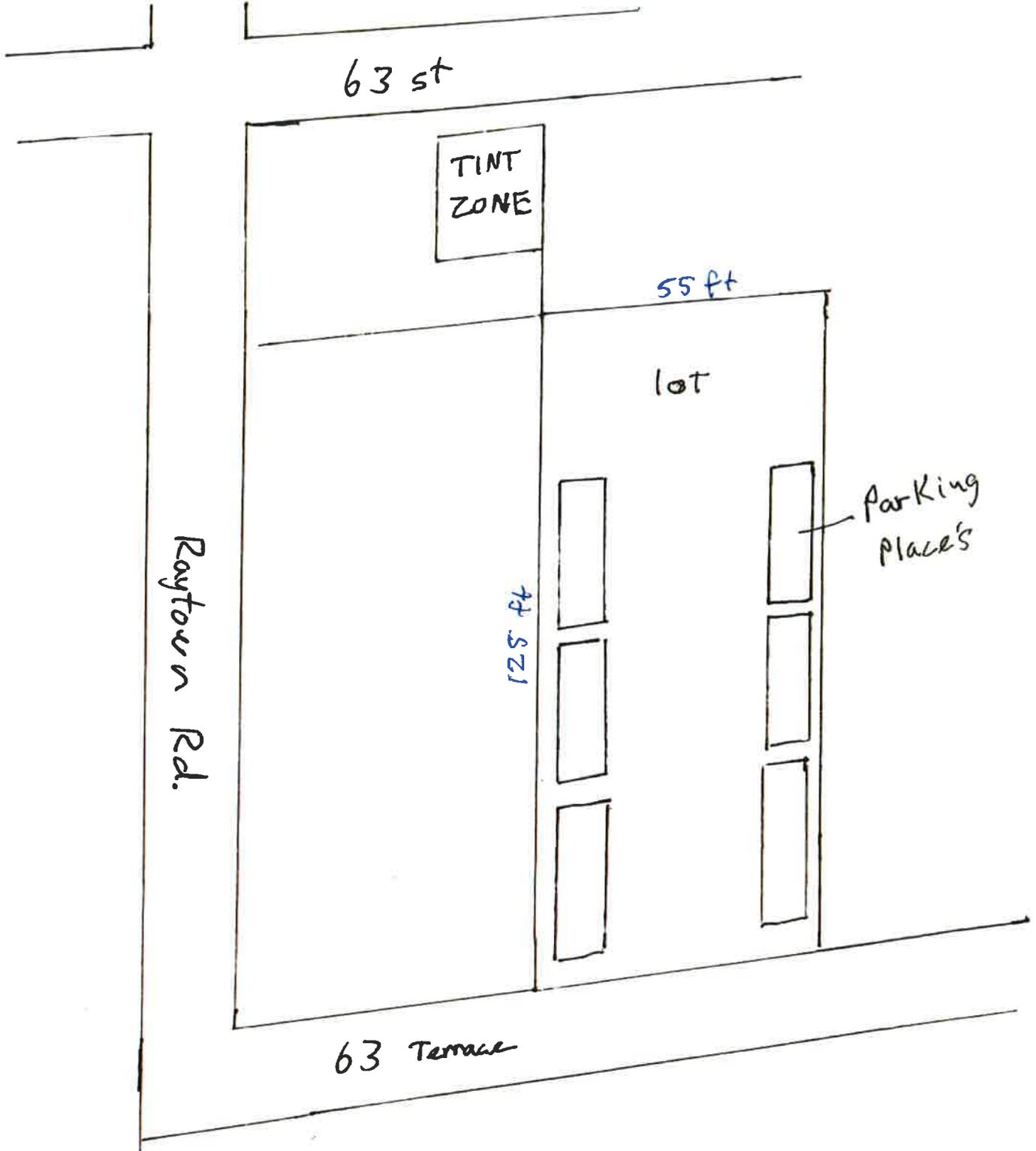
lot

Parking  
Places

Raytown Rd.

125 ft

63 Terrace



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## *Future Development Plan*

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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.*

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## ***Future Development Plans***

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*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.*

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## ***Raytown Central Business District Plan***

### ***Raytown, Missouri***

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#### **Central Business District Master Plan**

This master plan is built upon the creation of an economically sustainable Central Business District that provides a strong community identity. The challenge before Raytown involves changing existing perceptions and creating a unique environment with many activities and uses.

Five key principles guide this plan in pursuit of effectively addressing the challenge identified above and accomplishing the vision for this plan. These general principles apply to all successful central business districts.

**Principle 1: Identifiable / Accessible.** A CBD must be highly identifiable and easily accessible to the public. Identity is associated with building character, streetscape enhancement, and unique features and landmarks that create a sense of place and attractive quality.

**Principle 2: Destination Diversity.** The CBD should be the home for a variety of local, regional and other niche destinations, having a rich blend of different uses – retail, entertainment, employment, institutional, recreational – and activities – special events, community traditions.

**Principle 3: Neighborhood within Neighborhoods.** CBD's influence and are influenced by the adjacent surrounding community. Qualitative judgements regarding cleanliness, safety and comfort are based upon the perception of the CBD and the surrounding area.

**Principle 4: Preserve / Create.** Incorporating meaningful elements of the past with new and creative elements of the present and future is necessary in the CBD. Blending new development, adaptive reuse, redevelopment and preservation through creative financial, organizational and regulatory innovation will differentiate the CBD from any other location.

**Principle 5: Continuous Improvement.** CBD improvement is never complete – it is ongoing. Improvements are made in a proactive manner. Anticipating trends, looking for opportunities, monitoring implementation and development, and evaluating and adjusting the vision and the plan are all part of taking ownership of the CBD.

As was noted previously the vision for the Raytown CBD is built around the creation of a town square and a mixture of land uses including commercial, employment and residential uses. The primary components are depicted on Figure 1 and outlined below:

***Raytown Central Business District Plan***  
***Raytown, Missouri***



Figure 1. Area Map.

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## ***Raytown Central Business District Plan***

### ***Raytown, Missouri***

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#### **Town Square**

##### ***Objective:***

Provide a definable 'heart' and identity for the community while enhancing economic activity.

##### ***Characteristics:***

The vision for this area is to create a distinctive environment, based upon the traditional town square found throughout the Midwest. Key components include:

- **A town square providing a defined central public gathering space.** The green space may include a bandstand or central plaza element to facilitate such events as art festivals, farmers markets, and other community functions and events. In addition, incorporating passive amenities such as benches, public art, tables, fountains, etc. that provide a setting for seasonal lunches, lunchtime concerts, vendors, and other ancillary activities associated daily business activity and community gathering around a public square.

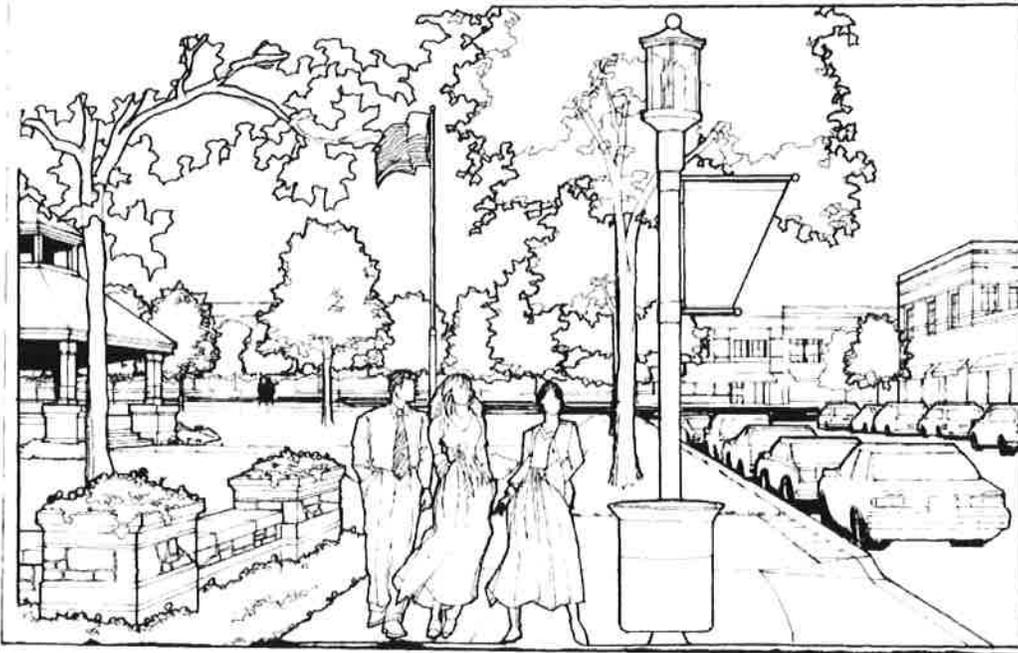


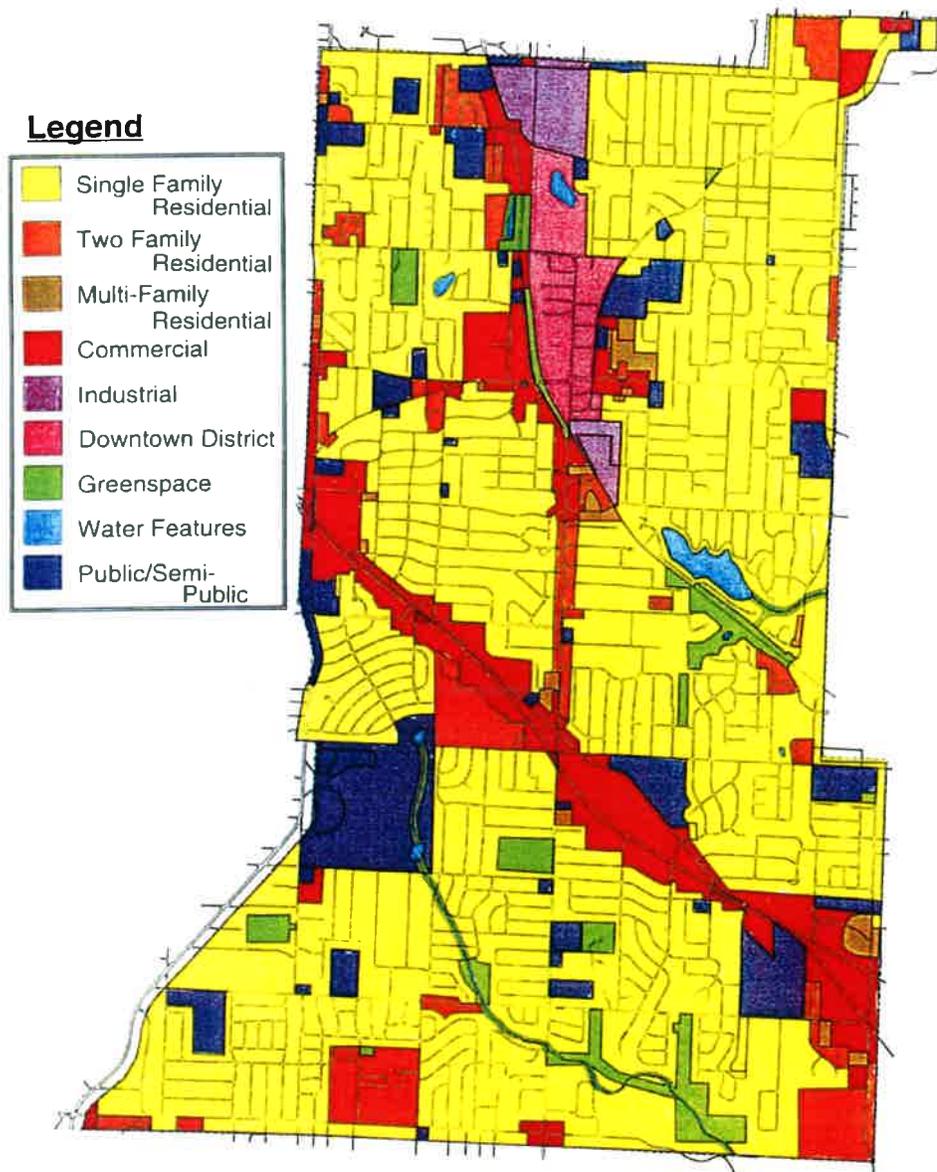
Figure 2. Raytown Town Square.

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## *Future Development Plan*

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**FIGURE 11**  
**Future Land Use Map**



## PRIVATE IMPROVEMENT

### DESIGN CRITERIA

- A. GENERAL. Private improvement construction in the City of Raytown shall in all respects be designed to conform to applicable codes, regulations and ordinances as established by the City of Raytown. Plans for private improvements being made in conjunction with building construction shall be submitted through the Community Development Department. All street, roadway, driveway, and sidewalk construction, public or private, shall conform to the technical specifications and design criteria for public improvements as stipulated herein.

Private improvements that are not being constructed in conjunction with new building construction or an addition to an existing building shall submit plans to the Community Development Department for review and approval from the Public Works Department. Improvements for sanitary sewer line, storm sewer line and street construction shall conform to the design criteria of the City of Raytown and/or the applicable sections of the current Building Code. Improvements for water lines shall conform to the Public Water Supply District #2, Raytown Water Company, and the Raytown Fire Protection District.

- B. PARKING LOT & DRIVEWAY CONSTRUCTION. Parking lot and driveway construction shall conform to the following design criteria and shall abide by all City of Raytown ordinances.

- A. Materials for Construction. The following materials are acceptable for parking lot and driveway construction in the City of Raytown:

1. Pavement. The pavement cross-section shall consist of full depth asphaltic concrete (minimum of six inches), a combination of asphaltic concrete surface (minimum of four inches) over a crushed rock base (minimum of six inches), or portland cement concrete pavement (minimum of four inches) with 10 gauge welded wire mesh on six (6) inch centers each way embedded two (2) inches from the bottom surface of the slab over a crushed rock base (minimum of six inches).
2. Driveway Entrances and Curbing Within Public Right-of-Way. These items shall meet the requirements of Section 1400, 2000, and 2100 of the Technical Specifications of the City of Raytown.
3. Curbing. Parking lot curb shall be of 4000 psi.

- B. Curb and Curb & Gutter. Concrete curbing shall be provided along the perimeter of parking areas and along drives connecting parking areas with public streets. Curbing shall have a six-inch vertical face above the surface of the pavement. Curbs shall be constructed as cast-in-place. In areas of the lot adjacent to proposed future expansion, asphaltic concrete curb may be used if approved by the City Engineer. The proposed future expansion shall be shown on the plans.

All work within public right-of-way shall conform to applicable City of Raytown standards. Driveway approaches shall be constructed with integral curb and gutter conforming to City of Raytown Type "CG-1" or "CG-3" curb and gutter. Transition to existing curb and gutter shall be made at saw joints in existing curb or at existing expansion joints. Construction and expansion joints, dimensions, elevations and surface finish shall match as closely as possible to that of existing adjacent curb and gutter. Expansion joints shall be placed where new curbing abuts existing curbing.

- C. Drainage Facilities. All parking areas shall be provided with adequate drainage facilities as approved by the City Engineer. Enclosed storm sewers shall be used to collect and convey drainage on, across and through public right-of-way. All effort will be made, within the limits of the existing topography, to prevent stormwater runoff from parking lots from exiting through driveway entrances. If the design engineer can justify the need for stormwater to exit through a drive entrance, the maximum flow of water allowed shall be governed by the design criteria for storm drainage facilities for the City of Raytown for gutter flow. If the flow is in excess of the gutter capacity then it must all be picked up by a curb inlet prior to entering public right-of-way.

Runoff calculations shall be in accordance with the Design Criteria for Storm Drainage Facilities of the City of Raytown. All calculations shall be submitted to the City Engineer for review and approval. Stormwater detention will be required to meet the Kansas City, American Public Works Association standards. Drainage structures located in the public right-of-way used and constructed as a portion of the storm drainage facilities for parking lots shall be in accordance with the Technical Specifications of the City of Raytown.

- D. Driveway Entrances. All commercial driveway entrances constructed within the public right-of-way shall be constructed of concrete with a minimum thickness of eight inches (8") (see detail in Section 2100). Each commercial or industrial property shall be allowed at least one driveway approach but may have more as long as the total maximum summation of the widths of all driveway approaches upon the property does not exceed 20 percent (20%) of the length of the real property that fronts the abutting City street. Should more than one driveway approach be desired, there shall not be less than 90 feet between the center lines of each driveway approach. In addition to the above, the following dimensions shall govern construction of driveway approaches:

1. Width of Driveway Approach

- a. Commercial Driveway Approach - The width of commercial driveway approaches shall not exceed 30 feet or be less than 24 feet measured parallel to the center line of the street at the property lines for two-way driveway approaches. The minimum width of a one-way driveway shall be 12 feet. See "Driveway Criteria".
- b. Industrial Driveway Approach. The width of industrial driveway approaches shall not exceed 30 feet or be less than 24 feet measured parallel to the centerline of the street at the property lines for two-way approaches; provided that the minimum width for a one-way driveway shall be 12 feet. See "Driveway Criteria".

2. Corner of Adjacent Property Line Offset.

Commercial or Industrial Driveway Approaches. When commercial or industrial driveway approaches are located at or near a street intersection, in no case shall the distance from the property corner at the intersection be less than 75 feet to the near line of the nearest driveway approach, as extended to the street curb or pavement edge. See "Driveway Criteria".

No commercial or industrial driveway approach shall be constructed having a tangent length between the curb return and the property line extended, of less than 12-1/2 feet.

3. Driveway Offset. Either centerlines of opposing driveways shall align, or shall be offset no less than 75 feet. This condition shall not apply where a permanent median exists without break for these driveways.

4. Turning Radii.

a Commercial Driveways. Commercial driveway approaches shall have a minimum radius of 15 feet. See "Driveway Criteria".

b Industrial Driveways. Industrial driveway approaches shall have a minimum radius of 25 feet. When a private improvement is determined to serve trucks with longer wheelbases, the City Engineer may require a greater minimum radius for driveway approaches. See "Driveway Criteria".

c Common Driveways. Driveways that are shared by adjacent property owners require that a common driveway (ingress/egress) easement be filed and on record at the County Register of Deeds office.

E. Construction on Public Right-of-Way Under State Jurisdiction or Control. All construction within right-of-way under the control or jurisdiction of the state of Missouri shall be reviewed and approved by the appropriate state agency prior to submittal of the plans to the City of Raytown. Plans submitted to the City of Raytown for review shall reflect all changes or corrections as required by that state agency and also outlined on the approved state permit.

REQUIREMENTS FOR  
PARKING LOT CONSTRUCTION PLAN PREPARATION

1. INTRODUCTION. The following criteria are being established to provide a uniform system of plan preparation for work within the City of Raytown relating to parking lot construction.
2. GENERAL. All plans for parking lot construction are to be prepared by a professional engineer licensed in the State of Missouri and submitted to the office of the City Engineer for review. Subsequent to the review, the engineer will be notified of the approval of the plans as submitted, or of any necessary changes.
3. CONTENTS OF THE PLANS. The following items shall be included on plans as submitted:
  1. North arrow and scale.
  2. General site layout to include building location (if applicable), street names, subdivision, block designation (if any), lot designation, or proposed block and lots, and an accurate tie to at least one quarter section corner. Unplatted tracts shall have an accurate tie to at least one-quarter section corner.
  3. All existing property lines, lot lines, street right-of-way lines and easement lines, both permanent and temporary, shall be shown at their proper locations.
  4. All existing and proposed utilities such as power, gas, oil, water, telephone, sewer, and other items located in conformance with the best information available in the records of the owner of such facilities, or field location, and identified as to the size, material, and type of construction.
  5. Site contours, both existing and proposed.
  6. Limits of pavement showing perimeter curbing.
  7. Detail of curb.
  8. Section through pavement.
  9. Detail of driveway entrance.
  10. Storm drainage facilities including inlet location, pipe locations and routing, size, material, gauge, and gradient and related elevations. Connections to existing facilities shall be tied to a known point. Details of proposed inlets are to be shown on plans.
  11. Finish elevations of pavement surface.
  12. General construction notes as required.

## Michael Swan

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**From:** Michael Swan  
**Sent:** Friday, April 27, 2018 9:25 AM  
**To:** kctinter@sbcglobal.net  
**Cc:** Ray Haydaripoor; Joe Willerth (jfw@kapkewillerth.com)  
**Subject:** PZ 2018-04 - Packet for May 3, 2018 Meeting  
**Attachments:** PZ May 2018 Packet.pdf; U-Haul CUP Site Plan.pdf

Mr. Housh:

Attached is the packet for next week's meeting attached. Review the staff report and conditions carefully and let me know if you have any questions.

Regards,

**Michael Swan**  
**PLANNING AND ZONING COORDINATOR**  
City of Raytown  
10000 E. 59<sup>th</sup> Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

## Michael Swan

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**From:** Microsoft Outlook  
**To:** kctinter@sbcglobal.net; Joe Willerth (jfw@kapkewillerth.com)  
**Sent:** Friday, April 27, 2018 9:27 AM  
**Subject:** Relayed: PZ 2018-04 - Packet for May 3, 2018 Meeting

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net) ([kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net))

[Joe Willerth \(jfw@kapkewillerth.com\)](mailto:Joe.Willerth@kapkewillerth.com) ([jfw@kapkewillerth.com](mailto:jfw@kapkewillerth.com))

Subject: PZ 2018-04 - Packet for May 3, 2018 Meeting



# Staff Report

Community Development  
Planning and Development Services

PZ 2018-05

To: City of Raytown Planning and Zoning Commission  
From: Michael Swan, Planning and Zoning Coordinator  
Date: July 12, 2018  
Re: Application for Final Plat  
Agenda Item: 5A

---

## PLAT APPLICATION SUMMARY

Applicant: Crescent Creek Revitalization LLC  
Project Contact: Kirk Miles  
Property Location: 57<sup>th</sup> Street and Crescent Avenue  
Property Owners: Crescent Creek Revitalization LLC  
Request: Approval of a final plat for a 8-lot subdivision

---

## SITE DATA



Figure 1 – Street view of proposed replat of Crescent Creek

Legal Description: Resurvey and replat of Lots 12 thru 22, Tract G and Tract H and adjacent Private Lane & U/E, CRESCENT CREEK, a platted subdivision of land in the Southeast Quarter of Section 32, Township 49 North, Range 32 West, in the City of Raytown, Jackson County, Missouri, containing 1.5597 acres, more or less.

Land Use Data	
Surrounding Zoning	R-1-P
Surrounding Overlay	Planned Development
Surrounding Land Use	Residential
Designated Future Land Use	Two-Family Residential
Ward(s)	Ward 3
Approximate Land Area	1.5 acres
Roadway Classification	Local



Figure 2 –Aerial View of proposed replat of Crescent Creek

## BACKGROUND

### SITE DESCRIPTION AND PRESENT USE

The property to be re-platted is an approximately two acre portion of the original Crescent Creek Plat in the northwest corner of the subdivision. Currently, the lots are vacant. The final plat is proposed as the applicant is seeking to consolidate from 11 lots to 8 lots to allow for the construction of larger single-family homes as opposed to the townhome concept.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The properties to the west are larger-lot single-family residences. The properties to the east are traditional neighborhood, smaller lot homes. The properties to the north and south are vacant. The neighborhood is comprised of mostly small, narrow lots with several common areas. It is approximately 70% vacant. There is a small creek (flood plain) to the east of the neighborhood parallel to Raytown Road.



# Staff Report

Community Development  
Planning and Development Services

## HISTORY

The ±20-acre development was rezoned from NC to R-1-P in 2003. The existing parcels were originally platted in 2004 as part of the Crescent Creek Subdivision. The original developers (Dial Realty) had intended for this subdivision to be a traditional neighborhood design (e.g. small yards, lower building setback lines, front porches, shared recreational space etc.)

Currently, only a portion of Phase I has been built out. In recent years, a few of the lots in Phase II have been developed.

---

## FINDINGS OF FACT

### 1. Consistency with the approved preliminary plat

A preliminary plat Crescent Creek was approved by the Planning and Zoning Commission in September 2003. The final plat has two significant changes from the approved preliminary & final plat for this subdivision development. The private lane and lot sizes have been adjusted to allow for larger lots.

### 2. Conformance to the City of Raytown Ordinances

Staff has reviewed the submitted final plat with respect to the City of Raytown Subdivision Regulations (Chapter 38) and Zoning Regulations (Chapter 50). Staff has determined that the plat contains all necessary information as required by the Subdivision and Zoning regulations.

### 3. Suitability of the land for subdivision development

Denoted as Lots 12-22 on the Final Plat of Crescent Creek, the lots were intended to be small-lot townhomes. The rezoning of these lots is to allow for detached single family homes. The proposed lots meet the land use requirements of the R-1-P zoning class. The property is suitable for development as there are existing streets, utilities and public facilities available to these lots.

### 4. Consistency with adjoining uses and platted property

All adjoining, existing uses are residential properties with lots comparable in size and development consistent with the Crescent Creek Design Manual. All surrounding parcels in the development area are zoned R-1-P and were included in the Final Plat for Crescent Creek.

### 5. Adequacy of public facilities and utilities to serve the proposed development

All necessary utilities are available as there are homes on adjacent lots in the subdivision.

Water: There are existing water lines on the north side of 57<sup>th</sup> Street and 57<sup>th</sup> Terrace as well as the east side Crescent Ave.

Sanitary Sewer: There are existing sanitary sewer lines along the centerlines of 57<sup>th</sup> Street and 57<sup>th</sup> Terrace as well as a line traversing Tract G & H.

Storm Sewer: There is an existing storm sewer line on the west side of Crescent Avenue.

Streets: There is an existing street network in the subdivision. Lots 1-4 will have frontage on either 57<sup>th</sup> Street and Lots 5-8 will have frontage on 57<sup>th</sup> Terrace. The private drive will no longer connect between 57<sup>th</sup> St. and Crescent Ave. but instead Tract A (30' ROW) will connect 57<sup>th</sup> Street with 57<sup>th</sup> Terrace. Any extra private sewer connections not be used must be abandoned (capped and water-tight seal).



# Staff Report

Community Development  
Planning and Development Services

Sidewalks/Curb & Gutter: There is existing curb and gutter along 57<sup>th</sup> Street, 57<sup>th</sup> Terrace and Crescent Avenue. There are some curb cuts that may need to be repaired or removed. The developer is responsible for the construction of 5ft wide sidewalks and ADA-compliant ramps along 57<sup>th</sup> Street, 57<sup>th</sup> Terrace and Crescent Avenue. Construction of these improvements is subject to approval of engineering plans by the City of Raytown Public Works Department.

**6. Consideration of planning principles on site including lot layout and topography**

The topography of the site does not present a challenge for the proposed lots; however, there is a slight incline where the private drive is proposed to connect to 57<sup>th</sup> Terrace. A retaining wall might be necessary for construction of the private drive.

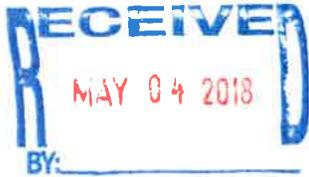
Lot layout is in accordance with sound land-use planning principles and does not present any issues. The new private drive configuration uses less space; thus, allowing for deeper lots. However, staff is concerned about the turning radii of the private drive at 57<sup>th</sup> Terrace and 57<sup>th</sup> Street. The Crescent Creek Homeowner's Association will be responsible for the new private drive (Tract A).

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## RECOMMENDATION

Staff recommends approval of Case No. PZ 2018-05, Final Plat – Crescent Creek, Second Plat subject to the following conditions:

1. Development shall be in accordance with the Crescent Creek Design Manual dated February 25, 2004.
2. The private lane shall be owned and maintained by the homeowners association.
3. Plans for the private lane in Tract A must be submitted and approved by the City of Raytown and the Raytown Fire District prior to any construction on site.
4. Final engineering plans for public improvements shall be submitted and approved by the City of Raytown.
5. All public improvements must be constructed and approved by the City of Raytown Building Official prior to the issuance of a Final Certificate of Occupancy.
6. After final approval, one mylar and two paper copies of the recorded final plat must be returned to the City of Raytown Community Development Department.



Case Number: PZ 2018-05  
Date Received: 05/04/2018  
Fee Paid: \$100.00 + \$3.00/lot  
\$300 + \$4/lot

### City of Raytown Application for Final Plat

- 1. Name, address and phone number of property owner(s):  
Crescent Creek Revitalization  
7509 NW Tiffany Springs Parkway  
Suite 200  
Kansas City, MO 64153  
c/o Kirk Miles (913) 302-5938  
kirkmiles042@gmail.com
- 3. Name, address and phone number of developer(s):  
Same as Property Owner  


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- 2. Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:  
Phelps Engineering, Inc.  
1270 N Winchester  
Olathe, KS 66061  
c/o Judd Claussen, P.E. 913-393-1155  
jclaussen@phelpsengineering.com

4. Legal description of the land to be subdivided (please attach a deed showing the legal description and the ownership of the tract(s) on a separate sheet).  
Lengthy, see attached.

5. Approximate street address or location:  
9409 E. 57th Street to 9324 E. 57th Street +/-  

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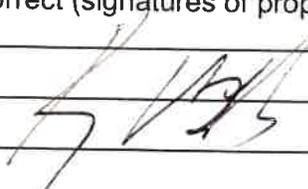
6. Name of proposed subdivision:  
Crescent Creek Second Plat  

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

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8. Site Characteristics

A. Total acreage of subdivision:

2.26 +/-

E. Total number of lots:

11 lots

B. Acreage this phase (if applicable):

2.26 +/-

F. Lots this phase (if applicable):

11 lots

C. Current zoning classification:

R-1

G. Lot Area

Maximum: 8102 Sq. Ft

D. Proposed zoning classification (if applicable):

No change to zoning

Minimum: 8521 Sq. Ft.

Average: 8436 Sq. Ft.

9. Public Improvements

Public improvements are required for subdivisions of land in Raytown, such as public roadways, sidewalks, water, sanitary sewer, storm sewer, etc. All improvements must be constructed to City standards.

A. Streets:

Classification (local, collector or arterial): Local - Existing

Proposed surface material: Asphalt - Existing

Length of roadway: Existing. this is a re-plat

Maximum grade: Existing. this is a re-plat



How will the configuration of streets in this development fit with the transportation network of Raytown? How will the traffic generated from this development affect the traffic circulation in the area? Explain in detail on separate sheets.

B. Will this development be served by public water? Yes-existing

C. Will this development be served by public sanitary sewer? Yes-existing.

- D. Will this development be served by public storm sewer? Yes-existing.
- E. Describe the drainage plan for this development, including any easements. Please attach a separate sheet. No change to drainage patters. This is a re-plat.
- F. Will parkland or green space be dedicated? Not with this re-plat.

### 10. Construction Guarantee

The City of Raytown Subdivision Regulations offer 4 options for construction of public improvements within the City. Developers must indicate the options elected.

- Option 1: Complete all required public improvements prior to Board of Aldermen final approval and recording of the plat.
- Option 2: Post a performance bond to the benefit of the City in the amount of the remaining construction costs. Bonds are presented to the Board of Aldermen with the final plat.
- Option 3: Enter into an escrow agreement for the remaining construction costs. Escrow agreements are presented to the Board of Aldermen with the final plat.
- Option 4: Delay construction or bonding until final approval, upon which an escrow agreement or performance bond for 110% of the construction costs must be submitted.

**All public improvements must be inspected.** No Certificates of Occupancy will be issued before final approval of the public improvements. Developers must file a maintenance bond for 25% of the cost of construction to run for 2 years before acceptance of the improvements by the Raytown Board of Aldermen.

Option selected for street construction: \_\_\_\_\_

Option selected for sanitary sewer construction: \_\_\_\_\_

Option selected for storm sewer construction: \_\_\_\_\_

Option selected for other construction: \_\_\_\_\_

Option selected for other construction: \_\_\_\_\_

Have construction plans for the improvements been submitted to the Community

Development Department? \_\_\_\_\_

## 11. Required Submittals

**Eight (8)** copies of the plat are required for initial review by staff and the utilities serving the proposed development. Upon review, a letter detailing any required revisions will be released. Ten (10) days prior to the Planning Commission meeting copies of the revised plat must be submitted in the following formats: **Twenty Five (25)** full size folded paper copies and an electronic copy.

Unless Option 4 is selected, construction plans for the City maintained public improvements must be submitted and approved before the final plat can be placed on the agenda of the Planning Commission. Streets, streetlights, sidewalks, sanitary sewer, and storm sewer must be designed in accordance with the most current APWA regulations. In addition, Missouri Department of Natural Resources must approve water and sanitary sewer lines. Copies of letters of authorization from the Department of Natural Resources should be provided to the Raytown Public Works Department. Developers must also submit **two (2) sets of construction plans** to the Raytown Public Works Department and an electronic copy of the plans.

The Raytown Planning Commission may approve, conditionally approve or deny the plat. If the plat is approved or conditionally approved, the plat may be presented to the Board of Aldermen. Additional copies will be required at that time, along with any required plat revisions or submittals associated with the construction of the public improvements. Following approval of the final plat by the Board of Aldermen **three (3) mylar copies, five (5) paper copies** of the approved final plat need to be provided to the Community Development Department all of which need to have been signed by the applicable property owners. The City will then apply the applicable signatures from city officials to each copy of the approved final plat. When all copies of the final plat have been signed the signed final plats shall be provide to the applicant for recording. **Following recording, one mylar copy and two paper copies of the recorded final plat will need to be returned to the Community Development Department.**

Further information is available at the Raytown Community Development Department at 816-737-6010.



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

**FINAL PLAT PERMIT**

<b>PERMIT #:</b> 20182174	DATE ISSUED: 5/04/2018
	MUST COMMENCE BY: 5/04/2019
JOB ADDRESS: 7509 NW TIFFANY SPRINGS	LOT #:
SUBDIVISION:	BLK #:
OWNER: CRESCENT CREEK REVITALIZATION	CONTRACTOR: CRESCENT CREEK REVITALIZATION
ADDRESS: 7509 NW TIFFANY SPRINGS PKWY	ADDRESS: 7509 NW TIFFANY SPRINGS PKWY
CITY, STATE ZIP: KANSAS CITY MO 64153	CITY, STATE ZIP: KANSAS CITY MO 64153
PHONE:	PHONE:
VALUATION: \$ 0.00	
SQ FT 0.00	
OCCP TYPE:	
CNST TYPE:	
DESCRIPTION OF WORK: REPLAT OF CRESCENT CREEK Lots 12-22, Lots 64-66 11 Lot Subdivision - Crescent Creek, Second Plat - PZ Meeting - 06/07/18	

FEE CODE	DESCRIPTION	AMOUNT
PZ-04	FINAL PLATS/PER LOT	\$ 344.00
<b>TOTAL</b>		<b>\$ 344.00</b>

**Inspection Information**

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

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

Issued By: Miriam S. Jones Date: 5/4/18
 Applicant: C. Neam Date: 5/4/18

DATE : 05/04/2018 12:53 PM  
OPER : DPA  
TKBY : Community Developmen  
TERM : 35  
REC# : R00182931

911 Building Permits 344.00  
20182174 344.00CR  
CRESCENT CREEK REVITALIZATION  
7509 NW TIFFANY SPRINGS  
PZ-FPLAT 344.00CR

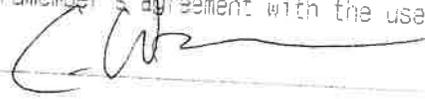
101.42.00.000.42122 Misc CC Fee 8.60  
MISC 8.60

Paid By: CRESCENT CREEK REVITALIZA  
4-CC 352.60

APPLIED 352.60  
TENDERED 352.60  
CHANGE 0.00

Cardmember acknowledges receipt of  
goods and/or services in the amount of  
the total shown hereon and agrees to  
perform the obligations set forth by the  
cardmember's agreement with the user.

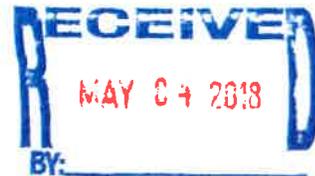
x



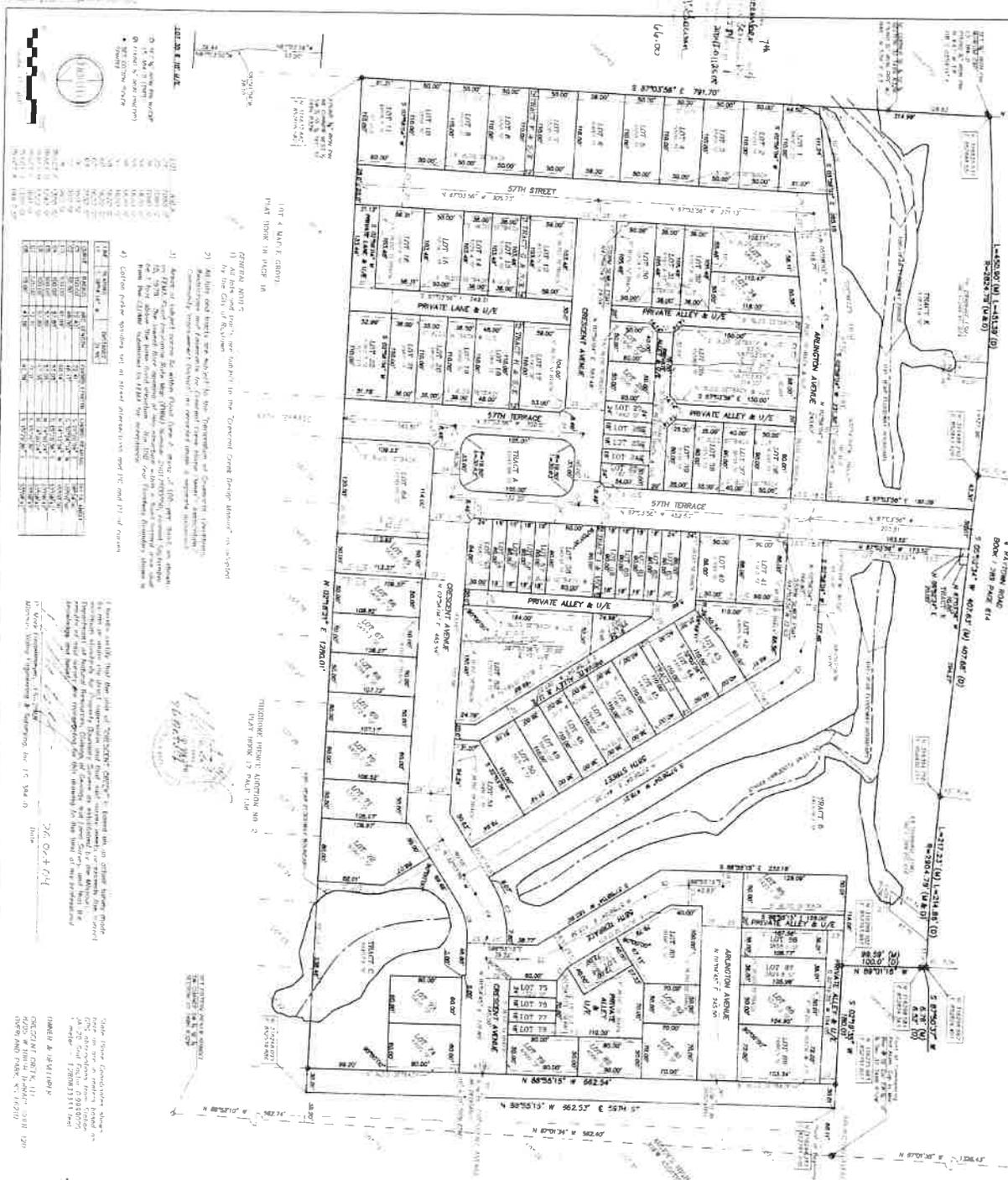
## Description

Resurvey and replat of Lots 12 thru 22, Lots 64 thru 66, Tract H and Tract G and adjacent platted right-of-way of 57<sup>th</sup> Terrace and Private Lane, CRESCENT CREEK, a platted subdivision of land in the Southeast Quarter of Section 32, Township 49 North, Range 32 West, in the City of Raytown, Jackson County, Missouri, being more particularly described as follows:

Beginning at Northeast corner of said Lot 12; thence S 2°56'04" W, along the East line of said Lot 12, Private Drive and Lot 17, a distance of 237.48 feet to an angle point on the East line of said Lot 17; thence S 47°56'25" W, along the East line of said Lot 17, a distance of 8.49 feet to an angle point on the South line of said Lot 17; thence N 87°03'56" W, along the South line of said Lots 17, 18, 19 and 20, a distance of 156.00 feet; thence S 2°56'04" W, along the East line of said Lots 64 and 65 and its Northerly extension, a distance of 219.99 feet to the Southeast corner of said Lot 65; thence N 87°03'56" W, along the South line of said Lot 65, a distance of 4.00 feet to the Northeast corner of said Lot 66; thence S 2°56'04" W, along the East line of said Lot 66, a distance of 50.00 feet to the Southeast corner of said Lot 66; thence N 87°03'56" W, along the South line of said Lot 66, a distance of 108.82 feet to the Southwest corner of said Lot 66, said point also being the West plat line of said CRESCENT CREEK; thence N 2°18'21" E, along the West plat line of said CRESCENT CREEK, a distance of 513.50 feet to the Northwest corner of said Private Lane; thence S 87°03'56" E, along the North line of said Private Lane, Lots 16, 15, 14, 13, Tract G and Lot 12, a distance of 280.46 feet to the point of beginning, containing 2.2636 acres, more or less, of replatted land.



**Final Plat of  
CRESCENT CREEK**  
Part of the SE Quarter of Section 32, Township 49 North, Range 32 West  
Raytown, Jackson County, Missouri



**GENERAL NOTES**

- 1) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 2) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 3) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 4) Certain public utilities are shown in red and are not to be disturbed.

**GENERAL NOTES**

- 1) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 2) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 3) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 4) Certain public utilities are shown in red and are not to be disturbed.

**GENERAL NOTES**

- 1) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 2) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 3) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 4) Certain public utilities are shown in red and are not to be disturbed.

**GENERAL NOTES**

- 1) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 2) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 3) All lots and blocks are subject to the "Ordinance of the City of Raytown, Missouri, relating to the platting of lots and blocks."
- 4) Certain public utilities are shown in red and are not to be disturbed.

**APPROVED BY THE CITY OF RAYTOWN, MISSOURI**

City Clerk: \_\_\_\_\_

City Engineer: \_\_\_\_\_

City Attorney: \_\_\_\_\_

City Manager: \_\_\_\_\_

**CRESCENT CREEK**  
Part of the SE Quarter of Section 32  
Township 49 North, Range 32 West  
Raytown, Jackson County, Missouri

**LEGAL DESCRIPTION**

That part of the Southeast Quarter of Section 32, Township 49 North, Range 32 West, Jackson County, Missouri, more particularly described as follows:

**LEGAL DESCRIPTION**

That part of the Southeast Quarter of Section 32, Township 49 North, Range 32 West, Jackson County, Missouri, more particularly described as follows:

**LEGAL DESCRIPTION**

That part of the Southeast Quarter of Section 32, Township 49 North, Range 32 West, Jackson County, Missouri, more particularly described as follows:

**LEGAL DESCRIPTION**

That part of the Southeast Quarter of Section 32, Township 49 North, Range 32 West, Jackson County, Missouri, more particularly described as follows:

**Missouri Valley**  
Engineering & Surveying, Inc.

1000 N. 1st Street  
Raytown, MO 64171  
Phone: (816) 433-1111  
Fax: (816) 433-1112





**Final Plat Checklist**

**Subdivision Name:**

Crescent Creek, Second Plat

**Property Owner / Developer Name:**

Crescent Creek Revitalization LLC

**Address:**

---

---

**Phone Number:**

---

**Email Address:**

---

**Submission:** After approval of the preliminary plat, if applicable, the subdivider must prepare and submit to city staff for review eight copies of the proposed final plat together with other supplementary information and certificates. A staff reviewed and approved copy of the Fifteen copies of the staff approved final plat must be submitted to the Director of Development and Public Affairs at least eight (8) days prior to the regular meeting of the commission.

**Form:** The final plat prepared to be recorded must be provided on sheets of at least 16.25 inches by 19 inches, but must not exceed 23 inches by 36 inches. Each sheet must have a 1.25-inch binding edge along the 23-inch dimension and a one-quarter-inch border along all other sides. Where the proposed plat is of unusual size, the final plat must be submitted on two or

more sheets of the same dimensions. If more than two sheets are required, an index sheet of the same dimensions must be filed to show the entire development at a smaller scale.

Final Plat Checklist	Yes	No	N/A
1. 5 copies of the final plat submitted for staff review.	✓		
2. Application fee of \$100 plus \$3.00 per lot has been paid.	✓		
3. Final Plat is drawn at a scale of no less than "1 inch=100 feet", with north point provided.	✓		
4. Name of the subdivision is shown (not to be duplicate or too closely approximate the name of any existing subdivision).	✓		
5. Location by section, township, range, county and state, and including descriptive boundaries which must be mathematically close.	✓		
6. All calculations are furnished showing bearings and distances of all boundary lines and lot lines.	✓		
7. Lots are numbered clearly. If blocks are to be numbered or lettered, they are shown clearly in the center of the block.	✓		
8. Location of boundaries are shown in reference to existing official monuments or the nearest established street lines, including true angles and distances to such reference points or monuments.	✓		
9. Location of lots, streets, public highways, alleys, parks and features with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points and points of curve to lot lines.	✓		
10. The exact locations, widths, and names of all streets to be dedicated are clearly labeled.	✓		
11. Location and width of all easements to be dedicated are clearly labeled.	✓		
12. Boundary lines and descriptions of boundary lines of any areas other than streets and alleys which are to be dedicated or reserved for public use are clearly labeled.			✓
13. Building setback lines are labeled on front and side streets with dimensions.	✓		
14. The name and address of the developer and surveyor making the plat are provided.		✓	

None

None

Need

What about U/E in between 5th St & Terr.?

15. A statement dedicating all easements is provided.	✓		
16. A statement dedicating all streets, alleys and other public areas not previously dedicated.			
17. Streets to be dedicated are clearly labeled, including the grades thereon.			✓
18. A certification is provided from the subdivider that after approval of the final plat, but prior to signature by the city clerk, they will satisfy all outstanding city and county tax and special assessments on all property within the proposed subdivision.		✓	
19. Any private restrictions affecting the subdivision or any part thereof for future reference by the city are provided.	✓		
20. Plan and profiles of all proposed storm and sanitary sewers, with necessary calculations based on minimum design criteria, are provided.		✓	
21. All construction plans are provided on standards 22- or 24-inch by 36-inch plan and profile sheets.			✓
22. Two additional copies of the sanitary sewer plan are furnished for submission to the state.		✓	
23. A plan and profile of all interior and peripheral streets to be established in accordance with community development criteria is provided.			✓
24. Additional comments and questions:			



**Community Development Department**

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

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Planning & Zoning Review**

May 8, 2018

Case Number	2018-05
Project	Crescent Creek, Second Plat
Applicant	Crescent Creek Revitalization LLC
Zoning	R-1-P

Mr. Miles:

The Community Development Department has received your application for a final plat of Crescent Creek, Second Plat that was submitted on May 4, 2018.

Having reviewed the application, staff has the following comments/questions:

1. Staff has concerns regarding the hammerhead design. Additionally, it does not meet the Minimum Design Standards for minor streets (Sec. 38-12 [b][2]).
2. Has the hammerhead design for the 57<sup>th</sup> Street stub been reviewed by the Raytown Fire Protection District? Will the Crescent Creek Homeowner's Association maintain this private lane? Provide plan details.
3. According to Public Works, there is a sanitary sewer within the 15' S/E located in the proposed Lot 10. This sanitary sewer line will have to be relocated or proposed property lines adjusted.
4. Please provide documentation to confirm there are no existing utilities in the 10' U/E in the proposed Lot 11 that the plat intends to vacate.
5. Retain 10' U/E in the rear of Lots 1-8
6. Indicate width of existing 'L-shaped' private lane running from 57<sup>th</sup> St. to Crescent Ave.
7. Match font color of text for lots not in "Crescent Creek, Second Plat"
8. In the legal description, fix the comma error after "Lots 16..."
9. Provide a copy of the "Declaration of Covenants, Conditions, Restrictions, and Easements for "Crescent Creek Home Owner's Association/Community Improvement District".
10. Is Becky Cole a managing partner of Crescent Creek Revitalization LLC?

11. In Approvals, "Crescent Creek Replat" should be "Crescent Creek, Second Plat"
12. Planning Commission Chairman – Kevin Wilson
13. Mayor – Michael McDonough
14. Director of Community Development – Ray Haydaripoor
15. Contact Jackson County to see who from the Assessors/GIS Department signature block should be on the plat
16. Certification of Surveyor, "Crescent Creek Replat" should be "Crescent Creek, Second Plat"
17. Add name and contact info of developer/property owner
18. Provide title report (must not be older than one month upon date of submission).
19. Provide 'Certification of No Tax Due' (city/county) on property to be re-platted

In order to remain on the agenda for the June Planning and Zoning Commission meeting, we will need to have all questions/comments and revised plans submitted by Thursday, May 17<sup>th</sup> 5pm. Please let us know if you have additional questions regarding this case.

Sincerely,



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



Community Development Department

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

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

## Planning & Zoning Review

May 17, 2018

Case Number	2018-05
Project	Crescent Creek, Second Plat
Applicant	Crescent Creek Revitalization LLC
Zoning	R-1-P

Mr. Miles:

The Community Development Department has received your application for a final plat of Crescent Creek, Second Plat that was submitted on May 4, 2018.

Staff met with the Raytown Protection Fire District Chief Matt Mace this morning to discuss the proposed turnaround for the dead-end road – 57<sup>th</sup> Street. City Staff and the Fire Chief have come to the conclusion that the 'Acceptable Alternative to 120-Foot Hammerhead' shown in Figure D103.1 of Appendix D of the 2012 International Fire Code will not suffice for this location.

Staff has several concerns regarding the proposed turnaround:

1. Maneuverability of emergency vehicles
2. Accessibility for other large vehicles (school buses, trash trucks etc.)
3. Maintenance of private turnaround
4. Illegal parking in private turnaround
5. Loss of on-street parking

We are requesting that the '96-Foot Diameter Cul-De-Sac' turnaround be used for this dead-end road.

As stated in the May 8<sup>th</sup> review letter, all revised plans submitted by **Thursday, May 17<sup>th</sup> 5pm**. If not received by this deadline, the case will be continued to the July 5<sup>th</sup> Planning and Zoning Commission meeting. Please let us know if you have additional questions regarding this case.

Sincerely,

A handwritten signature in blue ink that reads "Michael Swan".

**Michael Swan**

**Planning & Zoning Coordinator**

10000 E 59<sup>th</sup> St.

Raytown, MO 64133-3993

816-737-6059

[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)



PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: June 21, 2018

To: Jason M. Hanson, City Engineer, City of Raytown  
Michael Swan, Planning & Zoning Coordinator, City of Raytown

From: Judd D. Claussen, P.E., Phelps Engineering, Inc. 

CC: Chris Wrenn, Kirk Miles

Re: Responses to City Comments  
Crescent Creek Second Plat, 2018-05, R-1-P  
PEI # 180299

Jason and Michael, we have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.

Thank you,  
Judd

### **Public Works**

1. It appears that a hammerhead type of turnaround is being proposed at the west end of dead end 57th Street, has this been approved by the Raytown Fire Protection District?

*Response: Hammerhead removed. Re-designed the plat to have the private lane that straight line connects 57<sup>th</sup> Street to 57<sup>th</sup> Terrace. This is similar to the original design that had an "L" shaped lane between 57<sup>th</sup> Street and Crescent Ave.*

2. Tract G does not need to remain as its own property, but will need to remain as a 12-foot wide sanitary sewer easement, for the existing sanitary sewer main line flowing south to north.

*Response: Ok, revised label to show as 12' S/E*

3. Tract H does not need to remain as its own property, but will need to remain as a 12-foot wide sanitary sewer easement, for the existing sanitary sewer main line flowing south to north.

*Response: Ok, revised label to show as 12' S/E*

4. If there are no existing utility lines within the private lane to be re-platted (at the rear of lots 1-8), it may be removed. Is a rear utility easement needed, possibly 5' or 10' on each side of the proposed rear property line?

*Response: Kept U/E in the rear to cover the existing utilities there.*

5. The existing 15-foot wide sanitary sewer easement will need to remain for the existing sanitary sewer main line flowing west to east (between old lots 64 & 65, and at proposed lot 10).

*Response: This area has been removed from the re-plat.*

6. If there are no existing utility lines within the existing 10-foot utility easement at proposed lot 11, it may be removed.

*Response: This area has been removed from the replat.*

## Planning & Zoning

1. Staff has concerns regarding the hammerhead design. Additionally, it does not meet the Minimum Design Standards for minor streets (Sec. 38-12 [b][2]).

*Response: See above response.*

2. Has the hammerhead design for the 57<sup>th</sup> Street stub been reviewed by the Raytown Fire Protection District? Will the Crescent Creek Homeowner's Association maintain this private lane? Provide plan details.

*Response: See above response.*

3. According to Public Works, there is a sanitary sewer within the 15' S/E located in the proposed Lot 10. This sanitary sewer line will have to be relocated or proposed property lines adjusted.

*Response: This area has been removed from the replat.*

4. Please provide documentation to confirm there are no existing utilities in the 10' U/E in the proposed Lot 11 that the plat intends to vacate.

*Response: This area has been removed from the replat.*

5. Retain 10' U/E in the rear of Lots 1-8

*Response: Ok, we have shown U/E to remain there.*

6. Indicate width of existing 'L-shaped' private lane running from 57<sup>th</sup> St. to Crescent Ave.

*Response: There is no more "L-shaped" drive. The private drive is now a straight shot between 57<sup>th</sup> and 57<sup>th</sup> Terrace. It is shown as 12' wide.*

7. Match font color of text for lots not in "Crescent Creek, Second Plat"

*Response: Ok, done.*

8. In the legal description, fix the comma error after "Lots 16 ..."

*Response: Ok, done.*

9. Provide a copy of the "Declaration of Covenants, Conditions, Restrictions, and Easements for "Crescent Creek Home Owner's Association/Community Improvement District".  
*Response: See attached copy of the Declarations.*
10. Is Becky Cole a managing partner of Crescent Creek Revitalization LLC?  
*Response: Yes. Title updated.*
11. In Approvals, "Crescent Creek Replat" should be "Crescent Creek, Second Plat"  
*Response: Ok, done.*
12. Planning Commission Chairman - Kevin Wilson  
*Response: Ok, done.*
13. Mayor - Michael McDonough  
*Response: Ok, done.*
14. Director of Community Development - Ray Haydaripoor  
*Response: Ok, done.*
15. Contact Jackson County to see who from the Assessors/GIS Department signature block should be on the plat  
*Response: They have indicated to leave blank, same as we have done for other plats.*
16. Certification of Surveyor, "Crescent Creek Replat" should be "Crescent Creek, Second Plat"  
*Response: Ok, shown*
17. Add name and contact info of developer/property owner  
*Response: Ok shown.*
18. Provide title report (must not be older than one month upon date of submission).  
*Response: Ok attached.*
19. Provide 'Certification of No Tax Due' (city/county) on property to be re-platted  
*Response: Attached.*



**Community Development Department**

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

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Planning & Zoning Review**

June 29, 2018

Case Number	2018-05
Project	Crescent Creek, Second Plat
Applicant	Crescent Creek Revitalization LLC
Zoning	R-1-P

Mr. Miles:

The Community Development Department has received your application for a final plat of Crescent Creek, Second Plat that was submitted on June 21, 2018.

Having reviewed the application, staff has the following comments/questions:

1. Remove "Lots 64 thru 66" and "and adjacent platted right-of-way 57<sup>th</sup> Terrace" in plat title
2. Reference 'Tract A' as private lane in plat title
3. Provide turning radii details for private lane (Tract A)
4. Provide 5' BSL along west property line for Lot 1 and Lot 8

Please submit the revised plats (15 copies) by **Thursday, July 5<sup>th</sup> 5pm**. Please let us know if you have additional questions regarding this case.

Sincerely,

A handwritten signature in blue ink that reads "Michael Swan".

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



PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: July 3, 2018

To: Jason M. Hanson, City Engineer, City of Raytown  
Michael Swan, Planning & Zoning Coordinator, City of Raytown

From: Judd D. Claussen, P.E., Phelps Engineering, Inc. 

CC: Chris Wrenn, Kirk Miles

Re: Responses to City Comments  
Crescent Creek Second Plat, 2018-05, R-1-P  
PEI # 180299

Encl: 15 revised final plat and site plan copies

Jason and Michael, we have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.

Thank you,  
Judd

1. Remove "Lots 64 thru 66" and "and adjacent platted right-of-way 57th Terrace" in plat title.  
*Response: Text removed.*

2. Reference 'Tract A' as private lane in plat title  
*Response: It was not in a tract to begin with so we cannot reference it as such in the title.*

3. Provide turning radii details for private lane (Tract A)  
*Response: Turning radius labelled 10'R and we've added fire truck turning template. Fire truck can make the turn. Also per the fire department, the private lane must be 20' wide so we have widened it.*

4. Provide 5' BSL along west property line for Lot 1 and lot 8  
*Response: Added 5' BSL as requested.*

*Fire Dept Comments:*

Below are the requirements for a fire access road. The proposed 12' lane does not meet the minimum clearance of 20' which is required. But, we cannot defiantly say the road is required to be 20' because the proposed site plan fails to identify the locations of the existing fire hydrants. If the maximum point of any of the proposed structures is greater than 250' from an existing fire hydrants, then the developer will need to install fire hydrants along this access road to meet this requirement. If fire hydrants are required the minimum width for this lane is 26'. Regardless if the lane is 20' or 26' it is required to be posted as a fire lane with no parking on either side of the road and we will need to make sure that Raytown Police will have the power to enforce this requirement on private lane.

*Response: Provided a 20' wide private lane. We have shown the existing fire hydrants around the site (NW, NE, and SE). We are adding 1 fire hydrant to 57<sup>th</sup> Terrace (it is 26' wide). Therefore the private lane (since it does not have a hydrant) is 20 ft. wide. We have posted 3 double faced no parking signs along the west side of the private lane.*

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unob-structed vertical clearance of not less than 13 feet 6 inches (4115 mm).

*Response: Provided a 20' wide private lane.*

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

*Response: Acknowledged.*

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

*Response: Provided full depth asphalt over base rock and compacted subgrade for the all weather private fire lane for fire truck access. Typical section shown on site plan.*

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.

*Response: Provided an Autoturn template showing a fire truck can adequately make turns to and from the private lane.*

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legi-ble condition at all times and be replaced or repaired when necessary to provide adequate visibility.

*Response: We have posted 3 double faced no parking signs along the west side of the private lane.*

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

*Response: Acknowledged.*

SECTION C105  
DISTRIBUTION OF FIRE HYDRANTS

C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1

*Response: We have shown the existing fire hydrants around the site (NW, NE, and SE). We are adding 1 fire hydrant to 57<sup>th</sup> Terrace (it is 26' wide).*

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

*Response: Provided full depth asphalt over base rock and compacted subgrade for the all weather private fire lane for fire truck access. Typical section shown on site plan.*

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

*We are adding 1 fire hydrant to 57<sup>th</sup> Terrace (it is 26' wide).*

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

*Response: We have posted 3 double faced no parking signs along the west side of the private lane.*

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

*Response: We have posted 3 double faced no parking signs along the west side of the private lane.*

## APPENDIX D

# FIRE APPARATUS ACCESS ROADS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION D101 GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

### SECTION D102 REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driveway surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

### SECTION D103 MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of curbs (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the fire chief.

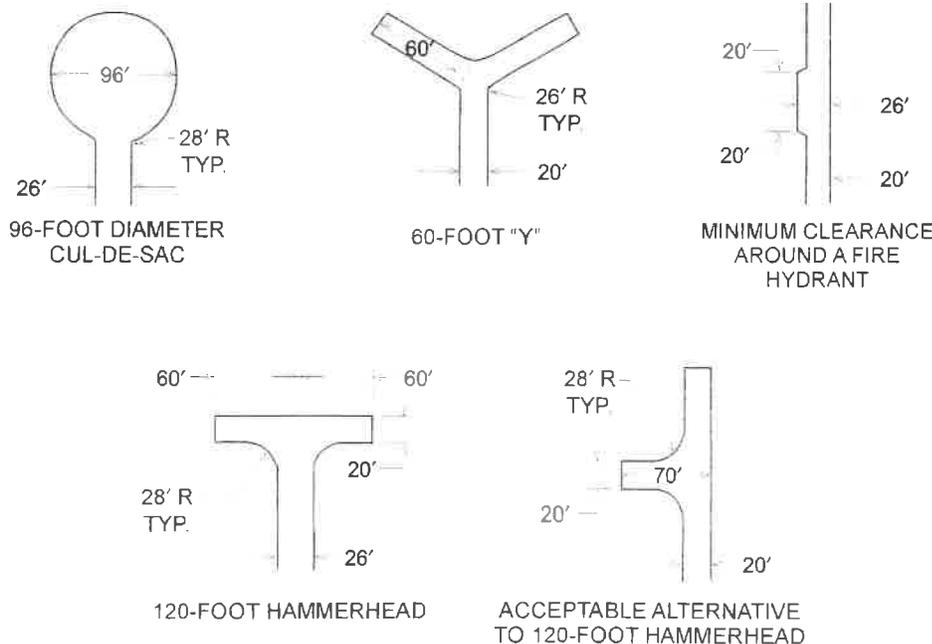
**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4  
REQUIREMENTS FOR DEAD-END  
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



**FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

SI: 1 foot = 304.8 mm.



## Payment Confirmation

**webpayments@jacksongov.org** <webpayments@jacksongov.org>  
To: cmichaelwrenn@gmail.com

Thu, Jun 21, 2018 at 10:35 AM

This is an automated email service for your convenience.  
**DO NOT REPLY TO THIS MESSAGE**

Jackson County Collector.  
Property Tax Web Payment Confirmation.

Thursday, June 21, 2018 10:35:07 AM

Christopher M Wrenn:

Payment Transaction Number:  
1528450

Payment Time Stamp:  
6/21/2018 10:35:05 AM

In the amount of:  
\$12.91

Credit Card Number:  
\*\*\*\*\*7520

Name on Card:  
Christopher M Wrenn

Billing Address:  
8017 Jefferson Street, Kansas City, MO 64114

Contact Phone Number:  
913-636-3715

Your payment has been posted as follows:

-----  
Parcel No.: 32-840-11-03-00-0-00-000  
Property Address: 9409 E 57TH ST , RAYTOWN, MO 64133  
-----

Tax Year: 2017  
Installment #: 1  
Amount: \$12.91

=====  
Tax Payments Total: \$12.91  
Service Fee: \$0.31  
Grand Total: \$13.22

=====

Interest and penalty will be assessed on any unpaid balance amount. Changes in the taxable value may alter your unpaid balance amount.

A returned item fee and late penalty may be assessed. Please verify with your financial institution that this payment has cleared.

Failure of this payment to clear your financial institution will void your receipt.

There is a non-refundable service fee of \$0.31 for this transaction regardless of the number of parcels paid by that transaction. For E-checks, this fee covers the exact cost the County is charged by its financial institution for this transaction. The County does not profit from this service fee. For debit / credit card transactions, the non-refundable service fee goes directly to a third party credit card processing vendor. The County receives no portion of the service fee from the debit / credit card transactions.

For questions regarding this transaction, please call (816) 881 - 3232 or e-mail [Collections@jacksongov.org](mailto:Collections@jacksongov.org)



**COMMITMENT FOR TITLE INSURANCE**  
**Issued by**  
**ALLIANT NATIONAL TITLE INSURANCE COMPANY**

**Transaction Identification Data for reference only:**

Issuing Agent:  
Issuing Office:  
Commitment No.: 18023459  
Issuing Office File No.: 18023459  
Property Address: Raytown, MO  
Raytown, MO  
Raytown, MO

**SCHEDULE A**

1. Commitment Date: May 3, 2018 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Owner's Policy (06/17/06)
    - Proposed Insured:
    - Proposed Policy Amount: \$0.00
    - Premium: \$0.00
    - Title Services Fee: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

Crescent Creek Revitalization, LLC
5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Alliant National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**COMMITMENT FOR TITLE INSURANCE**  
**Issued by**  
**ALLIANT NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE B, PART I**  
**Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

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---

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AMERICAN  
LAND TITLE  
ASSOCIATION



## SCHEDULE B

(Continued)

### SCHEDULE B, PART II

#### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2.
  - a. Rights or claims of parties in possession not shown by the public records.
  - b. Easements or claims of easements, not shown by the public records.
  - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
  - d. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - e. Taxes or special assessments which are not shown as existing liens by the public records.
3. The paragraph titled "Arbitration" in the conditions of this policy is hereby deleted.
4. Taxes for 2018 and subsequent years.
5. Tract 1:  
Property Address: 9330 East 57th Street, Raytown (Part of Lot 9 and 10 - Lot 107 from Survey T-27 Page 5)  
Tax I.D. No.: 32-840-17-09-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$146.99 (Paid)  
2017 Assessed Value: \$1,606.00  
2017 Mill Levy: .091526  
2016 and prior are paid

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---

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## SCHEDULE B

(Continued)

Property Address: No Address Assigned by City, Raytown (Lot 12)  
Tax I.D. No.: 32-840-11-01-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$133.81 (Paid)  
2017 Assessed Value: \$1,462.00  
2017 Mill Levy: .091526  
2016 and prior are paid

Property Address: 9409 East 57th Street, Raytown (Lot 13)  
Tax I.D. No.: 32-840-11-03-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$124.84 (\$113.88, Paid - \$10.96, NOW DELINQUENT)  
2017 Assessed Value: \$1,364.00  
2017 Mill Levy: .091526  
2016 and prior are paid

Property Address: 9405 East 57th Street, Raytown (Lot 14)  
Tax I.D. No.: 32-840-11-04-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$124.84 (Paid)  
2017 Assessed Value: \$1,364.00  
2017 Mill Levy: .092526  
2016 and prior are paid

Property Address: 9401 East 57th Street, Raytown (Lot 15)  
Tax I.D. No.: 32-840-11-05-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$124.84 (Paid)  
2017 Assessed Value: \$1,364.00  
2017 Mill Levy: .091526  
2016 and prior are paid

Property Address: 9329 East 57th Street, Raytown (Lot 16)  
Tax I.D. No.: 32-840-11-06-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$133.81 (Paid)  
2017 Assessed Value: \$1,462.00  
2017 Mill Levy: .091526  
2016 and prior are paid

Property Address: No Address Assigned by City, Raytown (Lot 17)

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## SCHEDULE B

(Continued)

Tax I.D. No.: 32-840-11-14-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$133.81 (Paid)  
2017 Assessed Value: \$1,462.00  
2017 Mill Levy: .091526  
2016 and prior are paid

Property Address: 9404 East 57th Terrace, Raytown (Lot 18)  
Tax I.D. No.: 32-840-11-12-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$124.84 (Paid)  
2017 Assessed Value: \$1,364.00  
2017 Mill Levy: .091526  
2016 and prior are paid

Property Address: 9400 East 57th Terrace, Raytown (Lot 19)  
Tax I.D. No.: 32-840-11-11-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$124.84 (Paid)  
2017 Assessed Value: \$1,364.00  
2017 Mill Levy: .091526  
2016 and prior are paid

Property Address: 9332 East 57th Terrace, Raytown (Lot 20)  
Tax I.D. No.: 32-840-11-10-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$124.84 (Paid)  
2017 Assessed Value: \$1,364.00  
2017 Mill Levy: .091526  
2016 and prior are paid

Property Address: 9328 East 57th Terrace, Raytown (Lot 21)  
Tax I.D. No.: 32-840-11-09-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$124.84 (Paid)  
2017 Assessed Value: \$1,364.00  
2017 Mill Levy: .091526  
2016 and prior are paid

Property Address: 9324 East 57th Terrace, Raytown (Lot 22)  
Tax I.D. No.: 32-840-11-08-00-0-00-000  
2017 St./Co./Ci. Real Estate Tax: \$133.81 (Paid)  
2017 Assessed Value: \$1,462.00

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# Staff Report

Community Development  
Planning and Development Services

## PZ 2018-06

To: City of Raytown Planning and Zoning Commission  
From: Michael Swan, Planning and Zoning Coordinator  
Date: July 12, 2018  
Re: Application for Zoning Map Amendment  
Agenda Item: 5B

---

### AMENDMENT SUMMARY

Applicant: Community Development Department  
Project Contact: Michael Swan  
Property Location: City of Raytown  
Property Owners: N/A  
Request: Update Raytown's Official Zoning Map

---

### BACKGROUND

#### ZONING MAP

The zoning map is an essential part of any city as it outlines what land uses are allowed in specific parts of the city. After years of consistently releasing an updated zoning map throughout the 2000's, the city has failed to do so since August of 2012. While the online version of the zoning map, which can be found on the city's website, has been more recently updated, there are still a few inaccuracies. A fully updated, easily accessible, physical copy of the zoning map needs to be produced and approved. Our proposal uses the current version of the online map as a base and corrects the few inaccuracies that remain. Once the physical copy of the map is approved, these changes will also be made on the online version.

#### OUTLINE OF ZONING MAP AMENDMENTS

Each of the properties that we are proposing to be rezoned fall under one of the following categories:

1. Human error caused a property to be incorrectly zoned
2. Ordinance passed that rezoned a property that has yet to be updated

Further explanations of each property's proposed change in zoning can be found in the History and Findings section of the staff report.



# Staff Report

Community Development  
Planning and Development Services

Correcting Human Error				
	Address/Property	Parcel I.D.	Current Zoning (2012)	Proposed Zoning (2018)
A	7806 Raytown Road	45-810-12-47-00-0-00-000	R-1 (N on online GIS)	R-1
B	8402 Westridge Road	51-320-02-62-00-0-00-000	R-2	M
B	8404 Westridge Road	51-320-02-61-00-0-00-000	R-2	M
B	8406 Westridge Road	51-320-02-60-00-0-00-000	R-2	M
C	7000 Kentucky Avenue	45-520-05-19-00-0-00-000	HC	R-1
C	7006 Kentucky Avenue	45-520-05-18-00-0-00-000	HC	R-1
Rezoning Ordinance Passed				
	Address/Property	Parcel I.D.	Current Zoning (2012)	Proposed Zoning (2018)
D	7448 Blue Ridge Boulevard	45-440-06-17-01-0-00-000	R-1	NC
E	7001 Blue Ridge Boulevard	45-520-05-11-00-0-00-000 45-520-05-12-00-0-00-000	HC	NC
F	5220 Blue Ridge Cutoff	32-910-07-36-00-0-00-000	R-3	NC-P
G	-	45-230-02-07-00-0-00-000 45-230-02-09-00-0-00-000 45-230-02-10-00-0-00-000	R-3	R-1
G	-	45-230-02-08-00-0-00-000	R-3	NC

## HISTORY AND FINDINGS

### A - 7806 RAYTOWN ROAD

This property, which is directly next to Kenagy Park, seems to have been mistakenly zoned as Conservation (N) on our online GIS map. The property is zoned Low Density Residential (R-1) on the official 2012 zoning map, is being taxed as a residential property and physically resembles other single-family homes nearby. We propose to revert this back to Low Density Residential (R-1) zoning.

### B - 8402, 8404 AND 8406 WESTRIDGE ROAD

These properties are all zoned Medium Density Residential (R-2) on the 2012 zoning map and the online GIS map, despite the fact that they appear to be industrial properties and are being taxed as commercial. Ordinance Number 4291-97, which was approved by the Board of Aldermen on August 5, 1997, rezoned several surrounding properties from Industrial (M) to Medium Density Residential (R-2). It is our belief that 8402, 8404 and 8406 Westridge Road were mistakenly rezoned with the surrounding properties. We propose to revert these back to Industrial (M) zoning.

### C - 7000 AND 7006 KENTUCKY AVENUE

These properties were zoned Low Density Residential (R-1) in the official zoning maps from 1972 – 1996. Beginning with the official 2002 zoning map, they were zoned Highway Commercial (HC). They remain zoned Highway Commercial (HC) through the most recent zoning map in 2012 as well as the online GIS map. As there is no information on a rezoning case for either property, it has been concluded that this change was a mistake. Additionally, these properties resemble single-family homes and are being taxed as residential. We propose to revert these back to Low Density Residential (R-1) zoning.



# Staff Report

Community Development  
Planning and Development Services

## **D - 7448 BLUE RIDGE BOULEVARD**

Ordinance Number 4813-02, which was approved by the Board of Aldermen on September 3, 2002, rezoned this property from Low Density Residential (R-1) to Neighborhood Commercial (NC). This property appears to never have been updated on the zoning map. We propose to update this to Neighborhood Commercial (NC) zoning.

## **E - 7001 BLUE RIDGE BOULEVARD**

Ordinance Number 5582-17, which was approved by the Board of Aldermen on October 17, 2017, rezoned this property from Highway Commercial (HC) to Neighborhood Commercial (NC). This property appears to never have been updated on the online GIS map. We propose to update this to Neighborhood Commercial (NC) zoning.

## **F - 5220 BLUE RIDGE CUTOFF**

Ordinance Number 5588-18, which was approved by the Board of Aldermen on January 2, 2018, rezoned this property from High Density Residential (R-3) to Neighborhood Commercial - Planned (NC-P). This property appears to never have been updated on the online GIS map. We propose to update this to Neighborhood Commercial - Planned (NC-P) zoning.

## **G - PIDs: 45-230-02-07-00-0-00-000, 45-230-02-09-00-0-00-000 AND 45-230-02-10-00-0-00-000**

Ordinance Number 5540-16, which was approved by the Board of Aldermen on February 2, 2016, rezoned these properties from High Density Residential (R-3) to Low Density Residential (R-1). These properties appear to never have been updated on the online GIS map. We propose to update these to Low Density Residential (R-1) zoning.

## **G - PID: 45-230-02-08-00-0-00-000**

Ordinance Number 5540-16, which was approved by the Board of Aldermen on February 2 2016, rezoned this property from High Density Residential (R-3) to Neighborhood Commercial - Planned (NC-P). This property appears to never have been updated on the online GIS map. We propose to update this to Neighborhood Commercial - Planned (NC-P) zoning.

---

## **RECOMMENDATION**

Staff recommends approval of Case No. PZ 2018-06, Zoning Map Amendments.

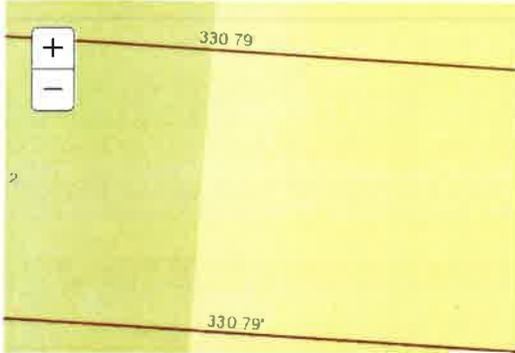


PROPERTY PHOTO



45-810-12-47-00-0-00-000 05/25/2005

STREET MAP



AERIAL PHOTO



**Parcel ID:** 45-810-12-47-00-0-00-000  
**Parcel Address:** 7806 RAYTOWN RD  
 RAYTOWN  
 MO 64138

**Owner Information:** VANDERLOO BILL  
 8008 ANTIOCH RD  
 OVERLAND PARK KS 66204

**Complex Name:** N/A

**Mortgage Holder Information:** N/A

**Property Characteristics:** Year Built: 1951  
 Approx. Bldg. Area: 1732 sq. ft.  
 Neighborhood Tax Code: 5350  
 Approx. Area (Sq Ft): 0 sq. ft.  
 Approx. Area (Acres): 0 acres

**Property Class (PCA Code):** N/A

**Land Use Type:** 1110 - Single Family Residence

**Tax Code Area:** Code:  
 City: N/A  
 Fire: N/A  
 Library: N/A  
 School: N/A  
 Water: N/A

**Assessment Information:** Tax Year: 2018  
 Land Value:  
 Agricultural: N/A  
 Residential: \$26,675  
 Commercial: N/A  
 Improvements Value:  
 Agricultural: N/A  
 Residential: \$90,301  
 Commercial: N/A  
 Total Market Value: \$116,976  
 Total Assessed Value: \$22,225  
 Total Taxable Value: \$22,225

**Exemptions and Abatements:** No exemptions or abatements.

**Community Improvement Dist:** Property is not in a CID for which Jackson County collects a tax or assessment.

**TIF Information:** Property is not in a TIF Plan area or TIF Project area known to Jackson County.

**ELECTED OFFICIALS**

**Jackson County**

**County Executive:**

Frank White Jr. (D)

**Individual Legislator:**

Alfred B. Jordan (D) - District 2

**At-Large Legislator:**

Crystal Williams (D) - District 2

**State of Missouri**

**Representative:**

Jerome Barnes (D) - District 28

**Senator:**

S. Kiki Curls (D) - District 9

**Governor:**

Michael L Parson (R)

**United States**

**Representative:**

Emanuel Cleaver II (D) - District 5

**Senator:**

Roy Blunt (R)

**Senator:**

Claire McCaskill (D)



**Community Development Department**

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

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [m.swan@raytown.mo.us](mailto:m.swan@raytown.mo.us)

**Planning and Zoning Review**

June 29, 2018

Bill Vanderloo  
7806 Raytown Road  
Raytown, MO 64138

Property Owner:

I am writing to inform you that City Staff in the Raytown Community Development Department are working on updating our official zoning map. After researching the history of this property, we have reason to believe that your property's current zoning as Conservation (N) is a mistake and needs to be rectified.

The property at this address, **7806 Raytown Road** has been zoned Low Density Residential (R-1) in each official zoning map the city has produced since 2002. Additionally, the building on this property appears to be a single-family residence and has been being taxed as residential. It is with all of this information that we will be requesting to revert this property back to **Low Density Residential (R-1)** zoning.

We will be bringing this zoning map update to the next **Planning and Zoning Commission**, which is being held on **Thursday, July 12 at 7:00 P.M.** You are welcome to attend and voice your approval or disapproval of this matter. If you are unable to attend, you may also send a letter voicing your opinion on this matter that would be provided in the commissioners' packets.

If you have any questions or concerns, please contact me or the Community Development Department.

Sincerely,

A handwritten signature in black ink that reads "Michael Swan".

**Michael Swan**

**Planning & Zoning Coordinator**

10000 E 59<sup>th</sup> St.

Raytown, MO 64133-3993

816-737-6059

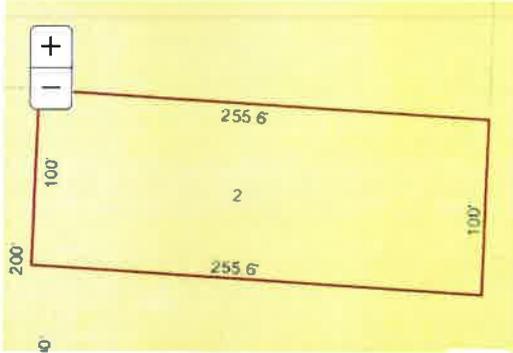
[m.swan@raytown.mo.us](mailto:m.swan@raytown.mo.us)



PROPERTY PHOTO



STREET MAP



AERIAL PHOTO



**Parcel ID:** 51-320-02-62-00-0-00-000  
**Parcel Address:** 8402 WESTRIDGE RD  
 RAYTOWN  
 MO 64138

**Owner Information:** BALDWIN IRA J  
 8402 WESTRIDGE RD  
 RAYTOWN MO 64138

**Complex Name:** N/A

**Mortgage Holder Information:** N/A

**Property Characteristics:** Year Built: N/A  
 Approx. Bldg. Area: N/A sq. ft.  
 Neighborhood Tax Code: 9716  
 Approx. Area (Sq Ft): 0 sq. ft.  
 Approx. Area (Acres): 0 acres

**Property Class (PCA Code):** N/A

**Land Use Type:** 2262 - Service Garage

**Tax Code Area:** Code:  
 City: N/A  
 Fire: N/A  
 Library: N/A  
 School: N/A  
 Water: N/A

**Assessment Information:** Tax Year: 2018  
 Land Value:  
 Agricultural: N/A  
 Residential: N/A  
 Commercial: \$44,655  
 Improvements Value:  
 Agricultural: N/A  
 Residential: N/A  
 Commercial: \$47,700  
 Total Market Value: \$92,355  
 Total Assessed Value: \$29,554  
 Total Taxable Value: \$29,554

**Exemptions and Abatements:** No exemptions or abatements.

**Community Improvement Dist:** Property is not in a CID for which Jackson County collects a tax or assessment.

**TIF Information:** Property is not in a TIF Plan area or TIF Project area known to Jackson County.

**ELECTED OFFICIALS**

**Jackson County**

**State of Missouri**

**United States**

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Frank White Jr. (D)

**Representative:**

Jerome Barnes (D) - District 28

**Representative:**

Emanuel Cleaver II (D) - District 5

**Individual Legislator:**

Theresa Galvin (R) - District 6

**Senator:**

S. Kiki Curls (D) - District 9

**Senator:**

Roy Blunt (R)

**At-Large Legislator:**

Tony Miller (D) - District 3

**Governor:**

Michael L Parson (R)

**Senator:**

Claire McCaskill (D)

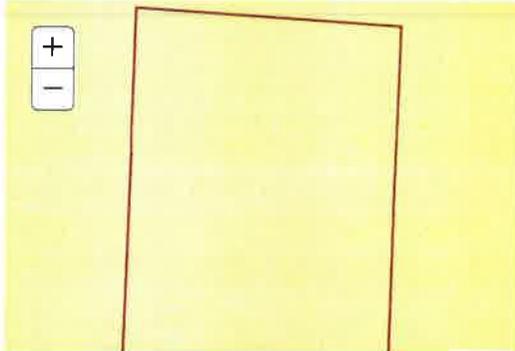


Property Report for 51-320-02-61-00-0-00-000

PROPERTY PHOTO



STREET MAP



AERIAL PHOTO



**Parcel ID:** 51-320-02-61-00-0-00-000  
**Parcel Address:** 8404 WESTRIDGE RD  
 RAYTOWN  
 MO 64138

**Owner Information:** RUNYAN RONALD & PAMELA  
 8404 WESTRIDGE  
 RAYTOWN MO 64138

**Complex Name:** N/A

**Mortgage Holder Information:** N/A

**Property Characteristics:**  
 Year Built: N/A  
 Approx. Bldg. Area: N/A sq. ft.  
 Neighborhood Tax Code: 9716  
 Approx. Area (Sq Ft): 0 sq. ft.  
 Approx. Area (Acres): 0 acres

**Property Class (PCA Code):** N/A

**Land Use Type:** 2262 - Service Garage

**Tax Code Area:**  
 Code:  
 City: N/A  
 Fire: N/A  
 Library: N/A  
 School: N/A  
 Water: N/A

**Assessment Information:**  
 Tax Year: 2018  
 Land Value:  
 Agricultural: N/A  
 Residential: N/A  
 Commercial: \$41,730  
 Improvements Value:  
 Agricultural: N/A  
 Residential: N/A  
 Commercial: \$18,470  
 Total Market Value: \$60,200  
 Total Assessed Value: \$19,264  
 Total Taxable Value: \$19,264

**Exemptions and Abatements:** No exemptions or abatements.

**Community Improvement Dist:** Property is not in a CID for which Jackson County collects a tax or assessment.

**TIF Information:** Property is not in a TIF Plan area or TIF Project area known to Jackson County.

**ELECTED OFFICIALS**

**Jackson County**

**County Executive:**

Frank White Jr. (D)

**Individual Legislator:**

Theresa Galvin (R) - District 6

**At-Large Legislator:**

Tony Miller (D) - District 3

**State of Missouri**

**Representative:**

Jerome Barnes (D) - District 28

**Senator:**

S. Kiki Curles (D) - District 9

**Governor:**

Michael L Parson (R)

**United States**

**Representative:**

Emanuel Cleaver II (D) - District 5

**Senator:**

Roy Blunt (R)

**Senator:**

Claire McCaskill (D)

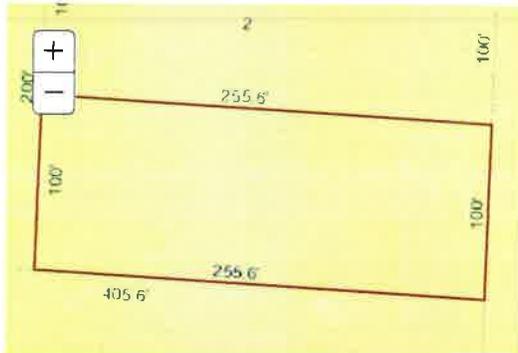


PROPERTY PHOTO



51-320-02-60-00-0-00-000 06/01/2005

STREET MAP



AERIAL PHOTO



**Parcel ID:** 51-320-02-60-00-0-00-000  
**Parcel Address:** 8406 WESTRIDGE RD  
 RAYTOWN  
 MO 64138

**Owner Information:** BOAN BETTY TRUST  
 3400 SW MEYER BLVD  
 BLUE SPRINGS MO 64015

**Complex Name:** N/A

**Mortgage Holder Information:** N/A

**Property Characteristics:** Year Built: N/A  
 Approx. Bldg. Area: N/A sq. ft.  
 Neighborhood Tax Code: 9716  
 Approx. Area (Sq Ft): 0 sq. ft.  
 Approx. Area (Acres): 0 acres

**Property Class (PCA Code):** N/A

**Land Use Type:** 3216 - Wholesale Trade

**Tax Code Area:** Code:  
 City: N/A  
 Fire: N/A  
 Library: N/A  
 School: N/A  
 Water: N/A

**Assessment Information:** Tax Year: 2018  
 Land Value:  
 Agricultural: N/A  
 Residential: N/A  
 Commercial: \$41,600  
 Improvements Value:  
 Agricultural: N/A  
 Residential: N/A  
 Commercial: \$37,400  
 Total Market Value: \$79,000  
 Total Assessed Value: \$25,280  
 Total Taxable Value: \$25,280

**Exemptions and Abatements:** No exemptions or abatements.

**Community Improvement Dist:** Property is not in a CID for which Jackson County collects a tax or assessment.

**TIF Information:** Property is not in a TIF Plan area or TIF Project area known to Jackson County.

**ELECTED OFFICIALS**

**Jackson County**

**County Executive:**

Frank White Jr. (D)

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**Representative:**

Emanuel Cleaver II (D) - District 5

**Senator:**

Roy Blunt (R)

**Senator:**

Claire McCaskill (D)



**Community Development Department**

10000 E 59<sup>th</sup> Street  
Raytown, MO 64133-3993  
Phone: 816-737-6059 Fax: 816-737-6164  
Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Planning & Zoning Review**

December 14, 2017

Case Number	N/A
Project	Certificate of Occupancy
Applicant	Prodigy Plumbing & Mechanical
Zoning	Industrial (M)

Mr. Baldwin & Mr. Courtney:

After receiving the Non-Residential Certificate of Occupancy Application on September 22, 2017, staff has comprehensively reviewed the history of this parcel. City records indicate conflicting information regarding the zoning classification of this parcel – 8402 Westridge Road.

Over the years, it appears that a large majority of the surrounding properties were rezoned from Industrial (M) to Medium-Density Residential (R-2). We believe that previous city staff had the intention of creating a residential neighborhood; however, Ordinance No. 4291-97 does not indicate that this specific property was part of these rezoning efforts. Additionally, no other ordinance can be located that indicates as such. Therefore, after extensive research we have concluded that 8402 Westridge Road legally described as, "The North 100 feet of the East 255.6 feet of Lot 2, LOHMANN ADDITION, a subdivision in Raytown, Jackson County, Missouri" is zoned Industrial (M).

When Staff prepares an amendment to the Official Zoning Map for the Board of Aldermen’s approval, this correction will be rectified at that time. Additionally, this letter will be placed in the property file for future reference by city staff.

Sincerely,

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

# CITY OF RAYTOWN

## Request for Board Action

<b>Originating Department</b> <input type="checkbox"/> Administration <input type="checkbox"/> Law <input type="checkbox"/> Collector <input type="checkbox"/> Muni. Ct. <input checked="" type="checkbox"/> Com. Dev. <input type="checkbox"/> Pks & Rec <input type="checkbox"/> Emerg. Prep <input type="checkbox"/> Police <input type="checkbox"/> Finance <input type="checkbox"/> Public Wks <input type="checkbox"/> Health	<b>Supplemental Department Report(s)</b> <input type="checkbox"/> Administration <input type="checkbox"/> Law <input type="checkbox"/> Collector <input type="checkbox"/> Muni. Ct <input type="checkbox"/> Com. Dev. <input type="checkbox"/> Pks & Rec <input type="checkbox"/> Emerg. Prep <input type="checkbox"/> Police <input type="checkbox"/> Finance <input type="checkbox"/> Public Wks <input type="checkbox"/> Health
<b>APPROVED FOR AGENDA</b> <b>CITY ADMINISTRATOR:</b> <span style="float: right;"><i>AM</i></span>  <b>DATE:</b> <u>7 / 30 / 97</u>	<b>Agenda Section:</b> <b>Item Number:</b> <b>Title / Subject:</b>  <b>BILL #</b> <u>5065</u> <b>SECTION#</b> <u>XIII</u>

### DEPARTMENTAL ANALYSIS

**I. ISSUE / PROBLEM:**

Rezoning of property located south of 350 Highway and west of Westridge Road.

**II. BACKGROUND:**

The recently adopted Master Plan recommends the rezoning of certain tracts of land located south of 350 Highway and west of Westridge Road from the Industrial zoning district to R-2, duplex, residential zoning district. The Board of Aldermen initiated this action through the first reading of this ordinance in April of this year.

**III. REPORT:**

At the July 10, 1997, Planning and Zoning Commission meeting, the Commission took under consideration at a public hearing the rezoning of 10 tracts of land located in the 8400 to 8600 block or Westridge Road. A transcript of the public hearing was forwarded to you under separate cover.

The Planning and Zoning Commission recommended, by a unanimous vote, that the Board of Aldermen rezone this property from Industrial to R-2. The basis of the recommendation was the specific recommendations of the Master Plan in regard to the location of residential and industrial development. Also, the fact that a majority of the land has been zoned Industrial and remained vacant for over 25 years and is surrounded by residential land uses.

**IV. RECOMMENDATION:**

The staff recommends approval of the rezoning based on the recommendation of the Planning and Zoning Commission.

# CITY OF JAYTOWN

## Request for Board Action

<p><b>Originating Department</b></p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Administration</td> <td><input type="checkbox"/> Law</td> </tr> <tr> <td><input type="checkbox"/> Collector</td> <td><input type="checkbox"/> Muni. Ct.</td> </tr> <tr> <td><input type="checkbox"/> Emerg. Prep</td> <td><input type="checkbox"/> Pks &amp; Rec</td> </tr> <tr> <td><input type="checkbox"/> Finance</td> <td><input type="checkbox"/> Police</td> </tr> <tr> <td><input type="checkbox"/> Health</td> <td><input type="checkbox"/> Public Wks</td> </tr> </table>	<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Law	<input type="checkbox"/> Collector	<input type="checkbox"/> Muni. Ct.	<input type="checkbox"/> Emerg. Prep	<input type="checkbox"/> Pks & Rec	<input type="checkbox"/> Finance	<input type="checkbox"/> Police	<input type="checkbox"/> Health	<input type="checkbox"/> Public Wks	<p><b>Supplemental Department Report(s)</b></p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Administration</td> <td><input type="checkbox"/> Law</td> </tr> <tr> <td><input type="checkbox"/> Collector</td> <td><input type="checkbox"/> Muni. Ct</td> </tr> <tr> <td><input type="checkbox"/> Emerg. Prep</td> <td><input type="checkbox"/> Pks &amp; Rec</td> </tr> <tr> <td><input type="checkbox"/> Finance</td> <td><input type="checkbox"/> Police</td> </tr> <tr> <td><input type="checkbox"/> Health</td> <td><input type="checkbox"/> Public Wks</td> </tr> </table>	<input type="checkbox"/> Administration	<input type="checkbox"/> Law	<input type="checkbox"/> Collector	<input type="checkbox"/> Muni. Ct	<input type="checkbox"/> Emerg. Prep	<input type="checkbox"/> Pks & Rec	<input type="checkbox"/> Finance	<input type="checkbox"/> Police	<input type="checkbox"/> Health	<input type="checkbox"/> Public Wks
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<input type="checkbox"/> Health	<input type="checkbox"/> Public Wks																				
<p><b>APPROVED FOR AGENDA</b> CITY ADMINISTRATOR:</p> <p>DATE: ____ / ____ / 19__</p>	<p><b>Agenda Section:</b> <b>Item Number:</b> <b>Title / Subject:</b></p> <p style="text-align: right;">BILL # <u>5065-97</u>      SECTION # <u>XIII</u></p>																				

### DEPARTMENTAL ANALYSIS

**I. ISSUE / PROBLEM:**

Initiation of rezoning of property located south of Highway 350 and west of Westridge Street.

**II. BACKGROUND:**

The recently adopted Master Plan recommends the rezoning of certain tracts of land located south of Highway 350 and west of Westridge Street from District Industrial to District R-2. The Board of Aldermen desire to initiate the consideration of this change in zoning to the Planning Commission.

**III. REPORT:**

The recently adopted Master Plan recommends the rezoning of certain tracts of land located south of Highway 350 and west of Westridge Street from District Industrial to District R-2.

In order to initiate this request, the Board of Aldermen need to refer this matter to the Planning Commission for consideration and recommendations back to the Board. The attached ordinance needs to be approved on first reading and referred to the Planning Commission. Upon recommendation of the Planning Commission, the ordinance can then be approved on final reading.

**IV. Recommendation:**

Approve the attached ordinance on first reading and submit to the Planning Commission the rezoning of certain tracts of land located south of Highway 350 and west of Westridge from District Industrial to District R-2.

1 BILL NO. 5065-97 ORDINANCE NO. 4291-97 SECTION NO. XIII

2 **AN ORDINANCE REZONING PROPERTY LOCATED AT 350 HIGHWAY AND**  
3 **WESTRIDGE, RAYTOWN, MISSOURI FROM DISTRICT INDUSTRIAL TO DISTRICT**  
4 **R-2**

5 WHEREAS, pursuant to public hearing on July 10, 1997, the  
6 manner of rezoning the following described tracts of land at or near 350 Highway and  
7 Westridge in Raytown, Missouri from District Industrial to District R-2 was duly  
8 considered by the Planning and Zoning Commission of the City of Raytown, Missouri,  
9 said property be legally described as follows: See attached

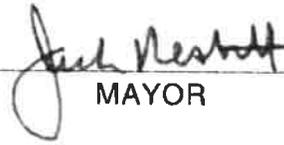
10 WHEREAS, after hearing parties present and examining all of the evidence in  
11 support of and in opposition to said application, the Planning and Zoning Commission  
12 recommends approval of said application.

13 That it appearing to the Board of Aldermen that said rezoning would not  
14 adversely affect surrounding property owners and is consistent with the City's master  
15 plan for redistricting of land uses for the general welfare, now, therefore,

16 BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN,  
17 MISSOURI, AS FOLLOWS:

18 1. That the above described tracts of land are hereby rezoned from District  
19 Industrial to District R-2.

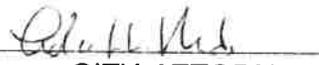
1 PASSED, APPROVED and ADOPTED this 5<sup>th</sup> day of August, 1997.

2  
3   
MAYOR

4 ATTEST:

5   
6 CITY CLERK

7 APPROVED AS TO FORM AND LEGALITY:

8   
9 CITY ATTORNEY

10 Sponsor: Mayor Nesbitt  
11 Department: Public Works

**8506 WESTRIDGE ROAD**

A tract of land in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 22, Township 48, Range 32 in Raytown, Jackson County, Missouri, more particularly described as follows:

Beginning at a point 327 feet South and 283.6 feet West of the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 22, proceed West 200 feet, thence South 173 feet, then East 200 feet, then North 173 feet to the point of beginning.

**8506 WESTRIDGE ROAD**

A tract of land in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 22, Township 48, Range 32 in Raytown, Jackson County, Missouri, more particularly described as follows:

Beginning at a point 327 feet South and 283.6 feet West of the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 22, proceed West 200 feet, thence South 173 feet, then East 200 feet, then North 173 feet to the point of beginning.

**8500 WESTRIDGE ROAD**

A tract of land in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 22, Township 48, Range 32 in Raytown, Jackson County, Missouri, more particularly described as follows:

All of the North 231 feet of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 48, Range 32, Jackson County, Missouri, except the East 30 feet thereof lying in the right of way of Harrison Road.

**8416 WESTRIDGE ROAD**

All of Lot Three (3), LOHMANN ADDITION, a subdivision in Raytown, Jackson County, Missouri

**8416 WESTRIDGE ROAD**

All of Lot Three (3), LOHMANN ADDITION, a subdivision in Raytown, Jackson County, Missouri

**8416 WESTRIDGE ROAD**

All of Lot Three (3), LOHMANN ADDITION, a subdivision in Raytown, Jackson County, Missouri

### **8610 WESTRIDGE ROAD**

The South 297 feet of the North 1127 feet of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 48, Range 32, in Raytown, Jackson County, Missouri, except the East 30 feet thereof lying in the right of way of West Ridge Road, commonly known as 86th and West Ridge Road, Raytown, Missouri.

### **8624 WESTRIDGE ROAD**

#### **TRACT I:**

The West Half of the Northwest Quarter of the Northeast Quarter of Section 22, Township 48, Range 32 in Kansas City Jackson County, Missouri, excepting those parts in the public road.

#### **TRACT II:**

That part of Section 22, Township 48, Range 32 Jackson County, Missouri more particularly described as follows: Beginning at the half mile corner on the North line of Section 22, Township 48, Range 32 and running thence West on Section line 20.09 chains to the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 22; thence South 13 links, thence South 30 degrees East 8.78 chains; thence South 32 degrees East 6.06 chains thence South 43 degrees East 9.39 chains; thence South 67 degrees 30 feet East 2.05 chains to the South line of the said Northeast Quarter of the Northwest Quarter of said Section 22; thence East 4.24 chains to the Southeast corner of the said quarter quarter section; thence North on the half section line 19.93 chains to the place of beginning, except parts in public roads, partly in Raytown partly in Kansas City, and wholly in Jackson County, Missouri.

### **8600 WESTRIDGE ROAD**

The South 330 feet of the North 830 feet of the Southwest 1/4 of the Northwest 1/4 of Section 22, subject to the right of way of Harrison Road on the East 30 feet thereof in Section 22, Township 48, Range 32, in Raytown, Jackson County, Missouri.



PROPERTY PHOTO



45-520-05-19-00-0-00-000 05/26/2005

STREET MAP



AERIAL PHOTO



**Parcel ID:** 45-520-05-19-00-0-00-000  
**Parcel Address:** 7000 KENTUCKY AVE  
 RAYTOWN  
 MO 64133

**Owner Information:** SHELTON SANDRA L  
 7000 KENTUCKY AVE  
 RAYTOWN MO 64133

**Complex Name:** N/A

**Mortgage Holder Information:** QUICKEN LOANS  
 1050 WOODWARD AVE  
 DETROIT MI 48226

**Property Characteristics:**  
 Year Built: 1954  
 Approx. Bldg. Area: 1602 sq. ft.  
 Neighborhood Tax Code: 5155  
 Approx. Area (Sq Ft): 0 sq. ft.  
 Approx. Area (Acres): 0 acres

**Property Class (PCA Code):** N/A

**Land Use Type:** 1110 - Single Family Residence

**Tax Code Area:**  
 Code:  
 City: N/A  
 Fire: N/A  
 Library: N/A  
 School: N/A  
 Water: N/A

**Assessment Information:**  
 Tax Year: 2018  
 Land Value:  
     Agricultural: N/A  
     Residential: \$20,552  
     Commercial: N/A  
 Improvements Value:  
     Agricultural: N/A  
     Residential: \$66,727  
     Commercial: N/A  
 Total Market Value: \$87,279  
 Total Assessed Value: \$16,583  
 Total Taxable Value: \$16,583

**Exemptions and Abatements:** No exemptions or abatements.

**Community Improvement Dist:** Property is not in a CID for which Jackson County collects a tax or assessment.

**TIF Information:** Property is not in a TIF Plan area or TIF Project area known to Jackson County.

**ELECTED OFFICIALS**

**Jackson County**

**County Executive:**  
 Frank White Jr. (D)

**Individual Legislator:**  
 Alfred B. Jordan (D) - District 2

**At-Large Legislator:**  
 Crystal Williams (D) - District 2

**State of Missouri**

**Representative:**  
 Jerome Barnes (D) - District 28

**Senator:**  
 S. Kiki Curls (D) - District 9

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**Representative:**  
 Emanuel Cleaver II (D) - District 5

**Senator:**  
 Roy Blunt (R)

**Senator:**  
 Claire McCaskill (D)



**Community Development Department**

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

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mmswan@raytown.mo.us](mailto:mmswan@raytown.mo.us)

## Planning and Zoning Review

June 29, 2018

Sandra L. Shelton  
7000 Kentucky Avenue  
Raytown, MO 64133

Property Owner:

I am writing to inform you that City Staff in the Raytown Community Development Department are working on updating our official zoning map. After researching the history of this property, we have reason to believe that your property's current zoning as Highway Commercial (HC) is a mistake and needs to be rectified.

The property at this address, **7000 Kentucky Avenue** has been zoned Highway Commercial (HC) in each official zoning map the city has produced since 2002. Prior to the 2002 map, this address had been zoned Low Density Residential (R-1). This can be seen in all official zoning maps dated 1972-1996.

Additionally, the building on this property appears to be a single-family residence and has been being taxed as residential. It is with all of this information that we will be requesting to revert this property back to **Low Density Residential (R-1)** zoning.

We will be bringing this zoning map update to the next **Planning and Zoning Commission**, which is being held on **Thursday, July 12 at 7:00 P.M.** You are welcome to attend and voice your approval or disapproval of this matter. If you are unable to attend, you may also send a letter voicing your opinion on this matter that would be provided in the commissioners' packets.

If you have any questions or concerns, please contact me or the Community Development Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Swan".

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



PROPERTY PHOTO



45-520-05-18-00-0-00-000 05/26/2005

STREET MAP



AERIAL PHOTO



**Parcel ID:** 45-520-05-18-00-0-00-000  
**Parcel Address:** 7006 KENTUCKY AVE  
 RAYTOWN  
 MO 64133

**Owner Information:** DOSTAL GREGORY K  
 3786 S GRANBY WAY  
 AURORA CO 80014

**Complex Name:** N/A

**Mortgage Holder Information:** N/A

**Property Characteristics:**  
 Year Built: 1957  
 Approx. Bldg. Area: 1165 sq. ft.  
 Neighborhood Tax Code: 5155  
 Approx. Area (Sq Ft): 0 sq. ft.  
 Approx. Area (Acres): 0 acres

**Property Class (PCA Code):** N/A

**Land Use Type:** 1110 - Single Family Residence

**Tax Code Area:**  
 Code:  
 City: N/A  
 Fire: N/A  
 Library: N/A  
 School: N/A  
 Water: N/A

**Assessment Information:**  
 Tax Year: 2018  
 Land Value:  
 Agricultural: N/A  
 Residential: \$19,384  
 Commercial: N/A  
 Improvements Value:  
 Agricultural: N/A  
 Residential: \$54,252  
 Commercial: N/A  
 Total Market Value: \$73,636  
 Total Assessed Value: \$13,991  
 Total Taxable Value: \$13,991

**Exemptions and Abatements:** No exemptions or abatements.

**Community Improvement Dist:** Property is not in a CID for which Jackson County collects a tax or assessment.

**TIF Information:** Property is not in a TIF Plan area or TIF Project area known to Jackson County.

**ELECTED OFFICIALS**

**Jackson County**

**County Executive:**

Frank White Jr. (D)

**Individual Legislator:**

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Michael L Parson (R)

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Emanuel Cleaver II (D) - District 5

**Senator:**

Roy Blunt (R)

**Senator:**

Claire McCaskill (D)



**Community Development Department**

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

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Planning and Zoning Review**

June 29, 2018

Gregory K. Dostal  
7006 Kentucky Avenue  
Raytown, MO 64133

Property Owner:

I am writing to inform you that City Staff in the Raytown Community Development Department are working on updating our official zoning map. After researching the history of this property, we have reason to believe that your property's current zoning as Highway Commercial (HC) is a mistake and needs to be rectified.

The property at this address, **7000 Kentucky Avenue** has been zoned Highway Commercial (HC) in each official zoning map the city has produced since 2002. Prior to the 2002 map, this address had been zoned Low Density Residential (R-1). This can be seen in all official zoning maps dated 1972-1996.

Additionally, the building on this property appears to be a single-family residence and has been being taxed as residential. It is with all of this information that we will be requesting to revert this property back to **Low Density Residential (R-1)** zoning.

We will be bringing this zoning map update to the next **Planning and Zoning Commission**, which is being held on **Thursday, July 12 at 7:00 P.M.** You are welcome to attend and voice your approval or disapproval of this matter. If you are unable to attend, you may also send a letter voicing your opinion on this matter that would be provided in the commissioners' packets.

If you have any questions or concerns, please contact me or the Community Development Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Swan".

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

BILL NO. 5650-02

ORDINANCE NO. 4813-02

SECTION NO. X111

1 AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION ON LAND  
2 LOCATED AT 75<sup>th</sup> STREET AND BLUE RIDGE BOULEVARD, FROM LOW DENSITY  
3 RESIDENTIAL (R-1) TO NEIGHBORHOOD COMMERCIAL (N-C), ALL IN  
4 ACCORDANCE WITH THE PROVISIONS OF COMPREHENSIVE ZONING  
5 REGULATIONS FOR THE CITY OF RAYTOWN, MISSOURI.

6  
7 WHEREAS, Application #PZ-RZ-2002-014, submitted by Phil Calvert, requesting a  
8 change in zoning classification from Low Density Residential (R-1) to Neighborhood Commercial  
9 (N-C) on land located at 75<sup>th</sup> Street and Blue Ridge Boulevard, was referred to the Planning  
10 Commission to hold a public hearing; and,

11  
12 WHEREAS, after due public notice in the manner prescribed by law, the Planning  
13 Commission held a public hearing for the request on August 1, 2002, and rendered a report to the  
14 Board of Aldermen recommending that the zoning requested be approved; and,

15  
16 WHEREAS, after due public notice in the manner prescribed by law, the Board of  
17 Aldermen held a public hearing on August 20, 2002, and rendered a decision to rezone said property.

18  
19 Now therefore, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF  
20 RAYTOWN, MISSOURI, AS FOLLOWS:

21  
22 Section 1. That the following described property is hereby rezoned from Low Density  
23 Residential (R-1) to Neighborhood Commercial (N-C):

24  
25 That portion of the following described tract lying within the corporate limits of the City of Raytown:

26  
27 The East 200 feet of that part of the following described property lying North of the South line of  
28 said Section 7, Township 48, Range 32; A tract of land lying in part of the Southeast 1/4 of Section  
29 7, Township 48, Range 32, and part of the Northeast 1/4 of Section 18, Township 48, Range 32,  
30 Kansas City and Raytown, Jackson County, Missouri, being more particularly described as follows:  
31 Beginning at the Southeast corner of the Southeast 1/4 of said Section 7, thence North 2 degrees 25  
32 minutes 44 seconds East along the East line of said Southeast 1/4, a distance of 169.36 feet to a point  
33 that is 165 feet South of the South line of Bel-Air, a subdivision thence North 87 degrees 24 minutes  
34 32 seconds West parallel with the South line of said subdivision a distance of 200.0 feet; thence  
35 South 2 degrees 25 minutes 44 seconds West parallel with the East line of said 1/4 1/4 Section a  
36 distance of 125.00 feet to a point in the Easterly prolongation of the Southerly line of Buckingham  
37 Square, a subdivision; thence North 87 degrees 24 minutes 32 seconds West along said Easterly  
38 prolongation and along said Southerly line a distance of 418.73 feet, thence South 2 degrees 33  
39 minutes 12 seconds West along the Easterly line of the last mentioned subdivision a distance of  
40 45.62 feet (platted 42.57 feet) to the South line of the Southeast 1/4 of Section 7, said line being also  
41 the North line of the Northeast 1/4 of said Section 18; thence South 2 degrees 17 minutes 17 seconds  
42 West along the Easterly line of the last mentioned subdivision a distance of 297.0 feet to the North  
43 line of Tract "A" Countryshire, a subdivision; thence South 87 degrees 31 minutes 32 seconds East  
44 along said North line and the Easterly prolongation thereof, a distance of 618.50 feet to the East line

BILL NO. 5650-02 ORDINANCE NO. 4813-02 SECTION NO. XIII

1 of the Northeast 1/4 of said Section 18; thence North 2 degrees 21 minutes 28 seconds East along  
 2 said East line a distance of 297.0 feet to the point of beginning, except that part in street.

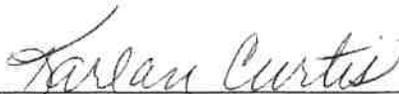
3  
 4 Section 2. That failure to comply with all of the provisions contained in this ordinance shall  
 5 constitute violations of both this ordinance and the City's Comprehensive Zoning Regulations.

6  
 7 Section 3. That all ordinances or parts of ordinances in conflict with this ordinance are  
 8 hereby repealed.

9  
 10 Section 4. That this ordinance shall be in full force and effect from and after the  
 11 date of its passage and approval.

12  
 13 BE IT REMEMBERED that the above was read two times, and upon final vote taken the  
 14 3 day of September 2002, was approved by the Board of Aldermen of the City of  
 15 Raytown, Jackson County, Missouri upon the following vote:

Aldermen	Aye	Nay	Absent/Abstain
Neal	✓		
Walters	✓		
Jerry Kinman	✓		
Wiley	✓		
Jeff Kinman	✓		
Melson	✓		
Schlapia	✓		
Briggs	✓		
Knabe	✓		
Fleming	✓		
Tie Vote: Mayor Frank			

23  
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 CITY CLERK

BILL NO. 5650-02 ORDINANCE NO. 4813-02 SECTION NO. XIII

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APPROVED BY THE MAYOR the 3 day of September, 2002.

  
\_\_\_\_\_  
MAYOR

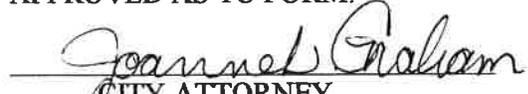
or:  
APPROVED without the Mayor's signature the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

or:  
APPROVED over the Mayor's veto the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY  
Sponsor(s): Fleming

**AN ORDINANCE GRANTING A CHANGE IN ZONING FROM HIGHWAY CORRIDOR COMMERCIAL (HC) TO NEIGHBORHOOD COMMERCIAL (NC) ON LAND LOCATED AT 7001 BLUE RIDGE BOULEVARD IN ACCORDANCE WITH THE PROVISIONS OF THE COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF RAYTOWN, MISSOURI**

**WHEREAS**, Application PZ-2017-010, submitted by Shelia Bradley-Graham on behalf of Day Prep Academy, LLC, a daycare center business, is seeking to rezone a property containing an office building from Highway Corridor Commercial (HC) to Neighborhood Commercial (NC) on land located at 7001 Blue Ridge Boulevard, was referred to the Planning Commission for consideration; and

**WHEREAS**, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing on October 5, 2017, and rendered a report to the Board of Aldermen recommending that the zoning requested be approved; and

**WHEREAS**, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on October 17, 2017, which public hearing the rules were suspended and a second reading occurred for further consideration and public comment; and

**WHEREAS**, the Board of Aldermen, after considering the evidence presented during such public hearings have determined it is in the best interest of the citizens of the City of Raytown to rezone said property;

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:**

**SECTION 1 – REZONING OF PROPERTY.** That the property located at 7001 Blue Ridge Boulevard and legally described in “Exhibit A” attached hereto and incorporated herein by reference is hereby rezoned from Highway Corridor Commercial (HC) to Neighborhood Commercial (NC).

**SECTION 2 – CONDITIONS OF APPROVAL.** That the rezoning of 7001 Blue Ridge Boulevard be approved subject to the following conditions being applied to the Final Site Plan:

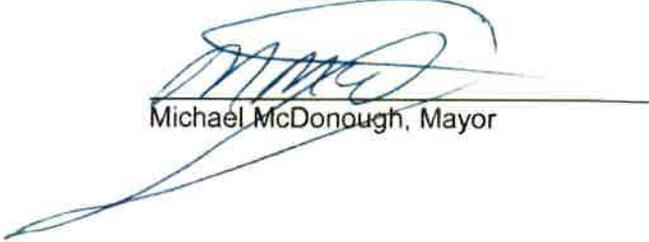
1. If exiting traffic becomes an issue, the applicant may install a “Right Turn Only” sign at Blue Ridge Blvd.
2. If the applicant uses the north driveway to the shed, it shall be rebuilt to City standards.
3. The number of children attending the daycare shall not exceed the maximum number allowed according to State of Missouri rules and regulations.

**SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 4 – SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 5 – EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED** and **APPROVED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 17<sup>th</sup> day of October, 2017.



Michael McDonough, Mayor

ATTEST:



Teresa Henry, City Clerk

Approved as to Form



Joe Willerth, City Attorney

**AN ORDINANCE GRANTING A CHANGE IN ZONING FROM HIGH DENSITY RESIDENTIAL (R-3) TO PLANNED NEIGHBORHOOD COMMERCIAL (NC-P) ON LAND LOCATED AT 5220 BLUE RIDGE CUTOFF IN ACCORDANCE WITH THE PROVISIONS OF THE COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF RAYTOWN, MISSOURI**

**WHEREAS**, Application PZ-2017-011, submitted by Riad Baghdadi on behalf of M&Z Inc., is proposing to rezone a property containing a service station/convenience store from High-Density Residential (R-3) to Planned Neighborhood Commercial (NC-P) on land located at 5220 Blue Ridge Cutoff, was referred to the Planning Commission for consideration; and

**WHEREAS**, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing on December 7, 2017, and rendered a report to the Board of Aldermen recommending that the zoning requested be approved; and

**WHEREAS**, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on January 2, 2018 at which time consideration and public comments occurred and the rules were suspended allowing for the second reading; and

**WHEREAS**, the Board of Aldermen, after considering the evidence presented during such public hearings have determined it is in the best interest of the citizens of the City of Raytown to rezone said property;

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:**

**SECTION 1 – REZONING OF PROPERTY.** That the property located at 5220 Blue Ridge Cutoff and legally described in "Exhibit A" attached hereto and incorporated herein by reference is hereby rezoned from High-Density Residential (R-3) to Planned Neighborhood Commercial (NC-P).

**SECTION 2 – CONDITIONS OF APPROVAL.** That the rezoning of 5220 Blue Ridge Cutoff be approved subject to the following nine (9) conditions:

1. The planned development shall be limited to the uses of convenience store and service station.
2. The property shall be platted and the plat shall be recorded prior to occupancy of the new building.
3. The number of fuel islands shall not exceed four (4).
4. The maximum building coverage shall be thirty (30) percent.
5. The minimum open space shall be forty-five (45) percent.
6. The applicant shall relocate storm sewer pipe(s) as necessary.
7. The setbacks and landscaping shall be as shown on the site plan, Sheet C2.
8. The existing building shall be demolished within sixty (60) days of the occupancy of the new building, weather permitting.
9. The applicant shall be permitted to have one (1) monument sign and shall meet all the requirements of the sign regulations.

**SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 4 – SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 5 – EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

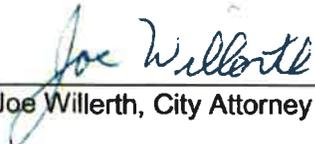
**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 2<sup>nd</sup> day of January, 2018

  
\_\_\_\_\_  
Michael McDonough, Mayor

ATTEST:

  
\_\_\_\_\_  
Teresa M. Henry, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Joe Willerth, City Attorney

**AN ORDINANCE GRANTING A CHANGE IN ZONING HIGH DENSITY RESIDENTIAL AND PLANNED ZONING OVERLAY DISTRICT (R-3-P) TO NEIGHBORHOOD COMMERCIAL (NC-P) AND LOW DENSITY RESIDENTIAL (R-1) ON LAND LOCATED AT 9109 EAST 63rd STREET IN RAYTOWN, MISSOURI**

**WHEREAS**, Application PZ-2016-001, submitted by the Greg Stervinou Construction Inc. ("Applicant") requesting a change in zoning from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1) on land located at 9109 East 63rd Street was referred to the City of Raytown Planning & Zoning Commission to hold a public hearing; and

**WHEREAS**, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on January 7, 2016; and

**WHEREAS**, at the conclusion of the meeting on January 7, 2016 a motion by the Planning & Zoning Commission to recommend approval of the application was approved by a vote of 7 in favor and 2 against; and

**WHEREAS**, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on January 19, 2016 and February 2, 2016; and

**WHEREAS**, the Board of Aldermen, after considering the evidence presented during such public hearings have determined it is in the best interest of the citizens of the City of Raytown to rezone said property.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:**

**SECTION 1 – REZONING OF PROPERTY.** That the zoning of property identified in Exhibit A is hereby changed from High Density Residential and Planned Zoning Overlay District (RP-3) to Low Density Residential (R-1).

**SECTION 2 – REZONING OF PROPERTY.** That the zoning of property identified in Exhibit B is hereby changed from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) subject to the conditions specified in Section 3.

**SECTION 3 – CONDITONS OF APPROVAL OF NEIGHBORHOOD COMMERCIAL (NC-P) REZONING.** That the following conditions of approval shall apply and be followed for the area of land rezoned to Neighborhood Commercial (NC-P) as identified in Exhibit A.

1. Development of the area identified in Exhibit A shall comply with the Central Business District Design Standards specified in the Raytown Code of Ordinances; and
2. The Final Site Development Plan for the area identified in Exhibit A shall be submitted to the Planning & Zoning Commission and Board of Aldermen for their review and approval; and
3. There shall be a prohibition of alcohol sales for the area identified in Exhibit A.

**SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 5 – SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 6 – EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 2<sup>nd</sup> day of February, 2016.



Michael McDonough, Mayor

ATTEST:



Teresa M Henry, City Clerk

APPROVED AS TO FORM:



Joe Willerth, City Attorney

## Exhibit "A"

Low Density Residential (R-1) District Zoned Area:

A part of Tract A, JACOB ESTATES, a subdivision in Raytown, Jackson County, Missouri, described as follows:

Beginning at the Southeast corner of Tract A; thence S 73°33'54"W along the North right of way line of Blue Ridge Boulevard (100'r/w) for 346.59 feet, S 71°43'50"W for 346.72 feet platted, to the Southwest corner of Tract A, thence N 1°56'58"E along the West line of Tract A for 347.83 feet, N 0°07'51"E for 347.77 feet platted, to the Northwest corner of Tract A; thence S 85°58'54"E along the South right of way line of 63<sup>rd</sup> Street Trafficway (80'r/w) for 124.05 feet; thence S 4°03'06"E for 208.66 feet; thence S 85°58'54"E for 212.72 feet to the East line of Tract A; thence S 1°56'57"W along said East line for 17.83 feet to the Point of Beginning. Containing 50,881.9 square feet or 1.17 acres more or less.

## Exhibit "B"

Neighborhood Commercial District and Planned District Overlay (NC-P) Zoned Area:

A part of Tract A, JACOB ESTATES, a subdivision in Raytown, Jackson County, Missouri, described as follows:

Beginning at the Northeast corner of Tract A; thence S 1°56'57"W, S 0°08'01"W platted, along the East line of Tract A for 208.80 feet; thence N 85°58'54"W for 212.72 feet; thence N 4°03'06"W for 208.66 feet to the South right of way line of East 63<sup>rd</sup> Street Trafficway (80'r/w); thence S 85°58'54"E along said South line for 205.06 feet to the Point of Beginning. Containing 43,587.8 square feet or 1.00 acres more or less.