

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION**

AGENDA

October 4, 2018

7:00 pm

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

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

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

3. Approval of July 12, 2018 Meeting Minutes

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

4. Old Business - None

5. New Business

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

Applicant: Ivan Chiang, LIY Financial LLC

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

- 1. Introduction of Application by Chair
- 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-2018-08 (6920 Elm Rezoning – HC to R-3)

Applicant: Antonio Mendez, Dharmonylife LLC

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

- 1. Introduction of Application by Chair
- 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

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

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

Reason: Site Plan Approval for Somerset Village Apartments

1. Introduction of Application by Chair
2. Open Public Hearing
3. Explain Procedure for a Public Hearing and swear-in speakers
4. Enter Additional Relevant City Exhibits into the Record:
 - h. Staff report
 - i. Current City Zoning Map
 - j. Proposed Zoning Map
 - k. Staff Review Letter & Applicant Responses
 - l. Publication of Notice of Public Hearing in Daily Record Newspaper
 - m. City of Raytown Zoning Ordinance, as amended
 - n. City of Raytown Comprehensive Plan
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

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

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

Reason: Plat Approval for Somerset Village Apartments

1. Introduction of Application by Chair
2. Open Public Hearing
3. Explain Procedure for a Public Hearing and swear-in speakers
4. Enter Additional Relevant City Exhibits into the Record:
 - o. Staff report

- p. Current City Zoning Map
 - q. Proposed Zoning Map
 - r. Staff Review Letter & Applicant Responses
 - s. Publication of Notice of Public Hearing in Daily Record Newspaper
 - t. City of Raytown Zoning Ordinance, as amended
 - u. City of Raytown Comprehensive Plan
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. Other Business- None

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

9. Adjourn