

**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 ex parte 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 ex parte 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

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

MINUTES

July 12, 2018

7:00 pm

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

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Absent	Emerson:	Present	Stock:	Present
Bettis:	Present	Robinson:	Present	Lightfoot:	Absent
Hartwell:	Present	Dwight:	Absent	Meyers:	Present

3. Approval of May 3, 2018 Meeting Minutes

- a) Revisions – Typo on subsection 9 – Board Discussion, sixth line – ‘het’ should be ‘the.’ Typo on Staff Report PZ-2018-04 – Findings of Fact, subsection 5, second line under ‘Streets’ – ‘either’ should be omitted.
- b) Motion to Approve - Emerson
- c) Second - Hartwell
- d) Additional Board Discussion - None
- e) **Vote – Approved (6-0)**

4. Old Business

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

1. Case continued from May 3 –

2. Re- 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 on April 5, 2018 by the Planning and Zoning Commission. At this meeting, city staff recommended denial and the case was continued to May 3, 2018 by a vote of 6-0.

Before the May 3, 2018 meeting, the applicant revised his application to meet staff’s conditions, which would have changed staff’s position and to recommend approval with their conditions being met. At the May 3 meeting, the applicant stated that in order to move forward with staff’s conditions, he would need to get approval from the property owner. With this, the case was continued to the June 7, 2018 meeting by a vote of 5-0.

Mr. Swan explained that in an email dated June 6, Mr. Housh said he would need more time to get the property owner's approval. The June 7 meeting was thus cancelled. Mr. Swan last reached out to Mr. Housh on June 28 to determine whether or not to place him on the July 12, 2018 agenda. Mr. Housh did not respond.

City Attorney, Joe Willerth, explains to the commission that they have two options to move forward with this case. The first, being to continue the case once again since the applicant was not present at tonight's meeting. The second, being to recommend denial due to the applicant's inability to present his property owner's conformance with city staff's recommendations. Mr. Willerth stated that due to the applicant's lack of communication with Mr. Swan, he believed that it would be reasonable to make a decision on the case tonight.

3. **Request for Public Comment**

N/A

4. **Additional Staff Comments and Recommendation**

N/A

5. **Board Discussion**

Mr. Meyers asked for clarification on the timeline of past communication and whether or not Mr. Swan believed Mr. Housh would be attending tonight.

Mr. Swan stated that after he received no response a couple of days after he sent Mr. Housh an email on June 28, he assumed that Mr. Housh would not be attending the upcoming meeting.

Ms. Emerson asked about clarification about the staff's initial recommendation at the April meeting.

Mr. Swan stated that the April application was recommended denial for eight reasons.

Ms. Emerson asked if the property owner was accepting of the conditions set forth by city staff.

Mr. Swan stated that it could be assumed that the property owner was unaccepting of the conditions.

Ms. Stock asked if it is appropriate to make a motion to deny Case PZ-2018-04.

Mr. Willerth asked Mr. Swan to read city staff's eight reasons for recommending denial before the motion.

Mr. Swan read these eight reasons to the commission.

Mr. Meyers asked what would happen if Mr. Housh resurfaces and is able to meet the conditions after the case is denied by the commission.

Mr. Willerth stated that a new application would not necessarily be needed if no information is changed.

Mr. Swan mentioned that the commission may need to consider a continuance fee in the future.

Mr. Willerth stated that if Mr. Housh is able to meet the conditions, the commission may be able to see the case again with an amendment to the application.

Ms. Emerson and Mr. Bettis voiced that they would not like to see him pay another application fee in the future if he would like to reapply.

Mr. Willerth stated that he is discouraged with the applicant's complete lack of communication with staff.

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

- a. Motion to deny PZ 2018-04 – Ms. Stock
- b. Second – Ms. Hartwell
- c. Additional Board Discussion – Mr. Bettis is in agreement with the motion because of Mr. Housh's inability to communicate with city staff and his inability to get approval from the property owner to comply with the conditions set forth by staff.
- d. **Vote – 'Yes' 6-0**

5. **New Business –**

A. **Case No.: PZ-2018-05 (Final Plat for Crescent Creek, Second Plat)**

1. **Introduction of Application by Staff**

Mr. Swan introduces the case to the commission. The project changes the number of lots from eleven to eight. The applicants are bringing this forward to enlarge the lot sizes to provide for larger houses.

2. **Open Public Hearing**

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

N/A

4. **Enter additional relevant city exhibits into the record:**

- a) Staff Report
- b) Final Plat
- c) Plat Application
- d) Plat Checklist
- e) Staff Review Letter & Applicant Responses
- f) City of Raytown Zoning Regulations, as amended
- g) City of Raytown Subdivision Regulations, as amended
- h) City of Raytown Comprehensive Plan
- i) Staff Review Letter

4. **Presentation of Application by Applicant**

Mr. Willerth swears in Judd Claussen with Phelps Engineering, Inc.

Mr. Claussen briefly introduced the project. Mr. Claussen discusses the change in the alley way. The original plat had an L-shaped alley whereas the replat is a single through alley connecting 57th Street and 57th Terrace.

5. **Board Discussion**

Ms. Stock thanks the applicants for working through the turning radius for the fire department.

Ms. Emerson thanks the applicants for complying with the city's conditions but voices her concern over the delinquent taxes owed by the applicant.

Mr. Swan states that the receipt that resolves this is in the packet and provides the page for the commission.

Mr. Meyers thanks the applicant for coming to the meeting and questions if the new houses would be similar to ones built in the neighborhood already.

Mr. Willerth swears in Kirk Miles with Crescent Creek Revitalization.

Mr. Miles describes the history of the subdivision and their goals and desires for the future of the neighborhood in association with this replat. He states that they are going to add more off-street parking. He discusses how the initial TND (Traditional Neighborhood Development) inspired plans never really found a market.

Mr. Meyers asks if there is any idea what the price range or style of the homes would be.

Mr. Miles states that they want to get just over \$200,000 for the homes that will go on the lots.

6. **Additional Staff Comments and Recommendation**

Mr. Swan goes over the Staff Report with the commissioners and reads the six conditions that staff is requiring.

Mr. Swan notes that the replat does not change the initial 5 foot setback line implemented on the original plat.

Mr. Bettis asks if there are plans to increase that setback or maintain it.

Mr. Miles stated that they do plan on maintaining that 5 foot setback line in order to create bigger houses with bigger lots. This is also to keep consistent with the current houses in the neighborhood.

Mr. Robinson asks if the applicant is willing and able to follow the six conditions as outlined by staff.

Mr. Claussen stated that they will follow the six conditions.

Ms. Emerson stated that she is pleased with the plan to increase off street parking in the neighborhood.

Recommendation: Staff recommends approval subject to staff's conditions.

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

a. Motion to approve PZ 2018-05 with the six staff recommendations – Ms. Stock

- b. Second – Mr. Meyers
- c. Additional Board Discussion – N/A
- d. **Vote – ‘Yes’ 6-0**

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

1. Introduction of Application by Staff

Mr. Swan introduces the zoning map amendment saying that there has not been an official zoning map update since August of 2012.

2. Open Public Hearing

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

Mr. Willerth swears in Mr. Swan.

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

N/A

6. Request for Public Comment

N/A

7. Additional Staff Comments and Recommendation

Mr. Swan goes through each case of rezoning with the commission –

- a) 7806 Raytown Road
- b) 8402, 8404, 8406 Westridge Road
- c) 7000, 7006 Kentucky Avenue

- d) 7448 Blue Ridge Boulevard
- e) 7001 Blue Ridge Boulevard
- f) 5220 Blue Ridge Cutoff
- g) PIDs: 45-230-02-07-00-0-00-000, 45-230-02-09-00-0-00-000, 45-230-02-10-00-0-00-000 and 45-230-02-08-00-0-00-000

Mr. Willerth states final four properties are non-negotiable as they have ordinances verifying their rezoning, whereas the first three sets of properties are correcting human error.

Recommendation: Staff recommends approval.

8. Board Discussion

Ms. Emerson voices her appreciation for staff's extensive research.

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

- a. Motion to approve PZ 2018-06 – Ms. Emerson
- b. Second – Ms. Stock
- c. Additional Board Discussion – N/A
- d. **Vote – 'Yes' 6-0**

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

7. Meeting Adjourned

- a. Motion to approve PZ 2018-06 – Mr. Meyers
- b. Second – Ms. Hartwell



Staff Report

Community Development
Planning and Development Services

PZ 2018-07

To: City of Raytown Planning and Zoning Commission
From: Ray Haydaripoor, Community Development Director
Date: October 4, 2018
Re: Application for Change in Use

PLAT APPLICATION SUMMARY

Applicant: Ivan Chiang
Project Contact: Blue Ridge Villas
Property Location: 59th Street and Hunter Court
Request: For approval of Change in Use IN R-3 District

BACKGROUND INFORMATION:

Ivan Chiang, on behalf of LIY Financial LLC., is requesting to amend a planned development overlay district, Blue Ridge Villas, located at 59th Street and Hunter Court. The planned development (R-3-P) was approved by the Board of Aldermen in January 2006. To date, 27 of the 34 lots remain vacant. Blue Ridge Villas is surrounded by residential uses (R-1 and R-2).

The applicant is requesting to amend the planned development to allow for a 10-bed memory care facility on Lot 6, which is outlined in green in the aerial photo below. Earlier this year, a 10-unit assisted living facility was approved by the Board of Aldermen on Lot 5 (directly to the Northwest of Lot 6).





Staff Report

Community Development
Planning and Development Services

PLANNED DEVELOPMENT AMENDMENT APPLICATION FACTORS TO BE CONSIDERED

When considering an amendment request the following criteria should be considered in order to determine whether the application should be approved or denied:

1. CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood is residential with single family homes to the north, east and south. To the west, there are duplex houses.

2. ZONING AND CURRENT USES OF NEARBY PROPERTY

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

	<u>ZONING</u>	<u>EXISTING LAND USES</u>
South:	R-1	Single Family Housing
North:	R-1	Single Family Housing
East:	R-1	Single Family Housing
West:	R-2	Medium-Density Housing

3. SUITABILITY OF ZONING FOR CURRENT USE

Blue Ridge Villas is a planned residential development zoned High-Density Residential (R-3). The purpose of the planned development overlay district is to provide for and encourage latitude and flexibility in the location of buildings, structures, roads, drives, variations in yards, open spaces and uses subject to approval of the plan by the board of aldermen.

The planned development has higher density housing than what is typical of Raytown neighborhoods. There are 34 lots in the 3-acre development. Lots range from 3-plex to 5-plex townhouse development. The average lot size is approximately 1,415 square feet. The majority of the area and yard requirements were either reduced or eliminated to allow for a denser community.

The planned development does provide a common area buffer along the perimeter of the community which ranges from 15-25 feet wide as well as additional common green space throughout the community.

The Blue Ridge Villas Design Manual (11/17/2005) calls for zero lot line, single-story patio homes with one-car garages. The neighborhood is modeled as a retirement community and the planned development specifies that residents of the development shall not be younger than 55 years of age.

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

Amending the planned development to allow for a memory care facility could have negative effects on surrounding lots and nearby properties. The potential effects of this higher density use include:



Staff Report

Community Development
Planning and Development Services

A. Increased Traffic

The proposed memory care facility will produce more traffic than the planned 2 bedroom patio homes as the facility will require employees and outside vendors (e.g. medical staff, physical therapists, beauticians, deliveries etc.)

B. Parking Shortage

The increase of traffic will constitute the need for additional parking for full-time and part-time employees, outside vendors, and visitors. While staff believes that there will be sufficient parking on an average day, there is concern that from time to time, parking demands from Turn Leaf Villas might outweigh available parking.

As Section 50-539–Supplementary Parking Requirements of the City of Raytown Zoning Code, a standard for ‘assisted living facilities’, there shall be 1 parking spot per 2 units as well as 1 parking spot per employee. Per this standard, Turn Leaf Assisted Living would be required to have eight (8) off-street parking spots. The site plan indicates six (6) parking spots on Lot 5. The applicant is also requesting to create four (4) new parking spots with two (3) insets on the north and (4) on the south sides of the central green space. The site plan does dedicate two (2) of the six (6) allocated parking spots as ‘Handicap Parking’.

C. Overcrowding

While the development is designed for zero lot line homes, staff is concerned about the overall scale of the project. The 10-bed memory care facility will occupy the entire lot. Additionally, parking will consume some of the green common area which was intended to offset the lack of open space with these denser residential units. This was also a concern for the 10-unit assisted living facility that was approved earlier this year.

D. Loss of Common Area/Green Space

The common areas in Blue Ridge Villas were designed to account for open green space provided that the residences would not have private yards. Turn Leaf Villas is proposed to have lot coverage of 84%. Due to the need for on-site parking, the common area in the front of Lot 6 is proposed to be parking, which will diminish the amount of green space. Additionally, the two (2) proposed insets will reduce the size of the central green space and require the removal of landscaping. To offset the loss of green space, the developer has agreed to constructing a walking path along the perimeter of the drainage basin as well as adding three park benches along the path.

5. LENGTH OF TIME OF VACANCY.

Lot 6 has been vacant since the property was platted in May 2006. Approximately, 80 percent of the development remains undeveloped.

6. CONSIDERATION OF PUBLIC INTEREST.

Public Health: The proposed changes to the planned development should not have any noticeable effect on public health. The applicant is proposing to build an assisted living facility on a vacant lot. Utilities have already been established in this development for existing residences. Lot 6 will have a more intensive use than



Staff Report

Community Development
Planning and Development Services

originally anticipated, but sanitary sewer systems will be able to accommodate the additional load.

Public Safety: As the proposed use on Lot 6 is a denser use, there will be an increase in vehicular traffic that may cause concern to surrounding lots. Additionally, street parking is not allowed on Hunter Court as it has been identified as a fire lane.

Public Welfare: The site plan proposes a dumpster which is in close proximity to Lot 4D. This could have a negative effect towards the overall aesthetic of the planned development.

7. IMPACTS ON PUBLIC SERVICES AND UTILITIES.

Because the area surrounding the property is developed, and the proposed use is of a residential nature, all necessary utilities and public services are available and capable of serving the property.

8. CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The following are aspects of the city's adopted Comprehensive Plan that relate to the amendment of the planned development application:

- A. Future Land Use Map: The Future Land Use Map in the Raytown Comprehensive Plan identifies the subject property as an area for single-family residential use. The property was rezoned from R-1 to R-3-P (High-Density Residential Planned Development) in 2006.
- B. Residential Development Efforts: The Comprehensive Plan further states that multifamily development efforts in Raytown should not be encouraged within single-family neighborhoods. It also states that new multifamily dwelling units should be permitted primarily along arterial streets. Blue Ridge Villas is a high-density planned residential development (R-3-P) that is surrounded by more mature R-1 and R-2 housing. In regard to the street network, the proposed memory care facility is limited to access via a private drive, Hunter Court, (fire lane) which connects to East 59th Street (collector roadway).
- C. Residential Locational Guidelines: The Comprehensive Plan also provides the following locational guidelines for residential development in Raytown.
 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.

The location of the proposed development is consistent with this guideline.

2. Single-family residential lots should not front directly onto arterials but onto local and neighborhood streets, to minimize the number of access points along major streets.

This guideline is not applicable to the proposed development.



Staff Report

Community Development
Planning and Development Services

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; multi-family 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.

There is two-family housing (R-2) to the west of the planned development as well as a 15-25 ft. wide common area buffer along the perimeter of the development. The only community feature (from the list above) within a close proximity (400 ft.) is Sarah Colman-Livengood Park; however, it is important to note that the proposed use is a memory care facility which will house residents with a more limited range of mobility.

4. Two-family to multi-family residential areas should be sited where they will not overload or create congestion in existing and planned facilities and utilities.

The location of the proposed residential development is in the rear of a three-acre development with access to E. 59th Street limited to a single 20' wide private drive. While the majority of the development is currently vacant, the intent is for each lot to be developed. Upon full development, there could be concern of the private drive being overloaded from the proposed memory care facility and the already-approved assisted living facility. However, it is important to note that Blue Ridge Villas is limited by city ordinance to residents 55+ years old; therefore, the traffic characteristics are not expected to mimic typical residential neighborhoods.

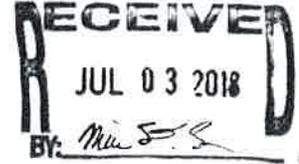
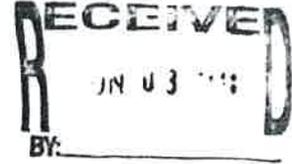
Additionally, the 2005 Traffic Impact Study for Blue Ridge Villas (prepared by: MKEC Engineering Consultants) concluded, "The relatively low number of afternoon peak hour vehicles entering and exiting the site should have a nominal impact on existing traffic flow on 59th St. and does not warrant the need for any additionally or supplemental traffic control devices or turn lanes." While the traffic study was conducted with the notion that there would be attached single-family housing only, the assisted living facility will most likely not increase the amount of residents driving but rather the amount of daily visitors.

STAFF RECOMMENDATION:

Staff recommends that the request to amend the Blue Ridge Villas planned development (R-3-P) be approved subject to the following conditions:

- 1- Public Works original comment was that the 3 new diagonal parking spots appear to be difficult to back out of. This still seems to be the case. The plan should be revised to reflect the 90-degree parking, as seen on the other side of the building.

Case Number PZ 2018-07
Date Received 07/03/2018



CITY OF RAYTOWN
APPLICATION FOR REZONING

PART I BACKGROUND INFORMATION

1. This request applies to property at the following address:
5823 Hunter Ct., Raytown, MO 64133 (Blue Ridge Villas Lot 6)

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

Name	Address	Phone
LIY Financial, LLC	1038 E. Bastanchury Rd. Suite 200, Fullerton, CA 92835	949-232-3054
Ivan Chiang and Yale Chiang, Managers		

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

Name	Address	Phone

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

Vacant land parcel

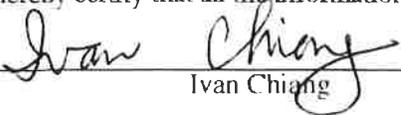
5. We propose that the zoning of the property be changed from R-3-P to R-3-P.

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

<u>Structure</u>	<u>Height</u>
<u>None</u>	

IC

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


Ivan Chiang

June 27, 2018

PART II REZONING AMENDMENT STATEMENT

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

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

- A. The proposed development will be in keeping with the character of the neighborhood because:
The building will be a single story facility with exterior elevations that matches and conforms with existing structures that are approximately 10 years old.
- B. The proposed use will be consistent with the zoning and uses on nearby parcels because:
The proposed use is for a residential care home for the elderly and not heavy commercial nor industrial in nature.

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

The existing community is approved for independent living 55+ senior housing, an assisted living facility on Lot 5 and the proposed use is for the inclusion of an Alzheimer's memory Residential Care Facility for the Elderly (RCFE) on the lot. The project has been approved for 55+ senior housing, assisted living housing and the proposed zoning and use is more suitable for the senior residents in the community for it allows them to age in place and be easily transferred into a memory care living facility if and when the need arises rather than having the residents moving out of the community that they are most familiar with. The Alzheimer's memory care RCFE on Lot 6 is the highest and best use for the property on the site where it is situated.

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

No detrimental effects foreseen nor expected.

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

More than 10 years.

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

The property owners will face financial hardship mainly due to current construction costs because without the change in usage, the property will not produce sufficient income to allow the owners to retain the property. The owners will likely have to sell the property after completion or not do the project in the first place.

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

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

The utilities and infrastructure are already in place and adequate to serve the proposed development.

I. Additional comments:

The adjacent Lot 5 was recently approved for a 10-bed assisted living facility. This application is for changing the use on Lot 6 for a 8-bed memory care facility which is complementary to the use on Lot 5 and completely compatible in the entire senior 55+ community.



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

REZONING PERMIT

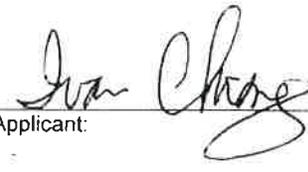
PERMIT #: 20182475	DATE ISSUED: 8/03/2018
	MUST COMMENCE BY: 8/03/2019
JOB ADDRESS: 5823 HUNTER CT	LOT #:
SUBDIVISION:	BLK #:
OWNER: IVAN CHIANG	CONTRACTOR: IVAN CHIANG
ADDRESS: 1038 E BASTANCHURY ROAD #200	ADDRESS: 1038 E. BASTANCHURY ROAD #200
CITY, STATE ZIP: FULLERTON CA 92835-2786	CITY, STATE ZIP: FULLERTON CA 92835-2786
PHONE:	PHONE:
VALUATION: \$ 0 00	
SQ FT: 0 00	
OCCP TYPE:	
CNST TYPE:	
DESCRIPTION OF WORK: REZONING FROM R-3-P TO R-3-P	

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	REZONING	\$ 450 00
TOTAL		\$ 450 00

Inspection Information

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

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


 Issued By: _____ Date: 8/3/2018
 
 Applicant: Ivan Chiang Date: 9/18/18

DATE : 08/06/2018 3:12 PM
OPER : DPA
TKBY : Community Development
TERM : 35
REC# : R00209275

EG EnterGov 450.00
INW-00000713 450.00

Paid By: CHIANG, IVAN
2-CHK 450.00 REF: 153

APPLIED 450.00
TENDERED 450.00
CHANGE 0.00



ELECTRONICALLY RECORDED
 JACKSON COUNTY, MISSOURI
 08/24/2016 08:25:15 AM
 WD FEE: \$ 24.00 2 Pages

INSTRUMENT NUMBER:
 2016E0078229

File No.: 01109-47725
 Stewart Title Company

MISSOURI WARRANTY DEED
 (Multiple Grantors Conveying to a Corp/LLC/Partnership)

THIS INDENTURE, made on this 16 day of August, 2016, by and between Estella M. O'Neal, and Travis T. Hux, wife and husband of the County of Jackson, State of Missouri, hereinafter referred to as "Grantors", and Ivan Chiang and Yale Chiang, Trustees of the Li-Yong Chiang Family Trust, Dated May 26, 2000, hereinafter referred to as "Grantee". The mailing address of the Grantee is

2271 W. Malvern Ave, # 230 Jullerton, Ca. 92833

WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them paid by the said GRANTEE (the receipt of which is hereby acknowledged) does, by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the GRANTEE, its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

Units A, B, C and D of Lot 2, Units A, B, C and D of Lot 3, Units A, B, C and D of Lot 4, Units A, B, C, D and E, of Lot 5, Units A, B and C of Lot 6, Units A, B, C of Lot 7, Units A, B, C and D of Lot 8, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto its successors and assigns forever; the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same, 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 said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

File No.: 01109-47725
Stewart Title Company

MISSOURI WARRANTY DEED
(Multiple Grantors Conveying to a Corp/LLC/Partnership)

THIS INDENTURE, made on this 1st day of August, 2016, by and between Estella M. O'Neal, and Travis T. Hux, wife and husband of the County of Jackson, State of Missouri, hereinafter referred to as "Grantors", and Ivan Chiang and Yale Chiang, Trustees of the Li-Yong Chiang Family Trust, Dated May 26, 2000, hereinafter referred to as "Grantee". The mailing address of the Grantee is

2211 W. Walnut Ave, # 230 Fullerton, Ca. 92833

WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them paid by the said GRANTEE (the receipt of which is hereby acknowledged) does, by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the GRANTEE, its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

Units A, B, C and D of Lot 2, Units A, B, C and D of Lot 3, Units A, B, C and D of Lot 4, Units A, B, C, D and E, of Lot 5, Units A, B and C of Lot 6, Units A, B, C of Lot 7, Units A, B, C and D of Lot 8, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto its successors and assigns forever; the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same, 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 said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

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



Estella M. O'Neal

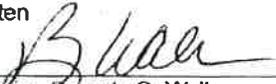


Travis T. Hux

State of Missouri
County of Jackson

On this the 16 day of August, 2016, before me, Beverly G. Walker, a Notary Public in and for said state, personally appeared Estella M. O'Neal and Travis T. Hux, known to be to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

-- In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written



Notary Public: Beverly G Walker
My Commission Expires: _____

BEVERLY G. WALKER
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY APPOINTMENT EXPIRES JAN. 10, 2019
COMMISSION # 15441028

REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME IF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative

Grantor's (Seller) Name: Estella M. O'Neal and Travis T. Hux

Grantee's (Buyer) Name: Ivan Chiang and Yale Chiang, Trustees of the Li-Yong Chiang Family Trust, Dated May 26, 2000

Address of Property: 5840 Hunter Court, Raytown, MO 64133

Grantee's address, if different from above _____

Parcel ID Number: *Malvern Ave*

**FOR OFFICE USE ONLY
DO NOT WRITE IN THIS SPACE**

1. Is this newly constructed residential property? YES Date occupied: / / NO
2. Is this vacant land? YES NO
3. Intended use of property: Present Use Renovation New Development/Construction Other _____
4. Check if the transaction transfers property in any of the following ways:

- | | |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes
<input type="checkbox"/> sale of cemetery lot
<input type="checkbox"/> lease or transfer of severed mineral interests
<input type="checkbox"/> by order of any court
<input type="checkbox"/> by executory contract for deed
<input type="checkbox"/> by lease or easement
<input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof
<input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without any additional consideration
<input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation
<input type="checkbox"/> by deed of partition
<input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.
<input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.
<input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession
<input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.
<input type="checkbox"/> by deed which is a gift of property.
<input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE BOX ABOVE ARE CHECKED, PLEASE PROCEED TO #11 BELOW.

5. Total Sales Price (including all assumed mortgages and liens:) \$ 85,002.00
Points were paid by: SELLER BUYER NONE
6. Was there new financing? YES NO Did financing concessions affect sale price? YES NO
7. Is this deed part of a trade? YES NO
8. Was any personal property included in the sales price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) YES NO
9. Was this transaction at arm's length? YES NO
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,
Call the Assessor's Office at (816) 881-3530
415 E. 12th St., Suite 100M
Kansas City, MO 64106-2752

Aug 17, 2016
Date

Ivan Chiang
Signature of Grantee/Representative
Ivan Chiang, Trustee
Print Name and Position



Community Development Department
10000 East 59th Street
Raytown, Missouri 64133
(816) 737-6014
www.raytown.mo.us

September 10, 2018

Notice of Public Hearing

The Department of Community Development has received an application to rezone Lot 6 of Blue Ridge Villas from High Density Residential (R-3) to High Density Residential (R-3) in Raytown, Missouri.

A public hearing to consider this rezoning application will be held by the City of Raytown Planning & Zoning Commission **at 7:00pm on Thursday October 4, 2018.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described rezoning application **at 7:00pm on Tuesday, November 6, 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 the public hearing to ask questions and provide comment regarding this proposed Final Plat application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6093 or by e-mail at rayh@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.



Community Development Department

10000 E 59th Street

Raytown, MO 64133-3993

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

Planning & Zoning Review

August 9, 2018

Case Number	2018-07
Project	Turn Leaf Villas Lot 6
Applicant	Ivan Chiang (LIY Financial)
Zoning	R-3-P

Mr. Chiang:

Thank you for submitting the site development plan for the proposed Turn Leaf Villas Alzheimer’s Memory Care Facility on Lot 6 of Blue Ridge Villas. The Joint Review Committee has reviewed the Preliminary Site Plan that was submitted on August 3rd, 2018.

Staff has the following comments regarding this application:

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

1. Landscape and lighting plans
2. Dimensions of parking spaces
3. Utility and Easement information
4. Trash enclosure
5. What is the ramp on the North elevation’s dimensions/height?
6. Material, height, style of the fence
7. AC units need to be screened
8. What are the service entrance’s dimensions?
9. Handicap ramp?
10. Common area is needed and needs to be screened

The following items need to be specified in writing:

1. How many full-time and part-time staff are working at the facility?
2. How many residents will live in the facility?
3. How many vendors/service providers or visitors are expected to visit the site daily/weekly/monthly? Will there be enough parking for them?
4. An updated traffic study is needed
5. What is the ramp on the North elevation for?
6. What will the service entrance be used for?

Public Works’ Comments

1. The curb inlet that is within the Lot 6 service entrance is located in the existing low point of the street. If this inlet is modified as well as the curbing removed, this may cause a redesign to be needed for storm drainage collection.
2. The proposed 8-unit building has 3 existing sanitary sewer stubs, for the previous 3-plex building. The proposed care center will need to utilize one of these sewer connections, and remove and water-tight plug the others. Same for the 10-unit building.

Please provide all requested info by **12:00 PM Thursday, August 16th** to ensure that the case remains on the September agenda.

Sincerely,

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



Planning & Zoning Review

September 7, 2018

Case Number	2018-07
Project	Turn Leaf Villas Lot 6
Applicant	Ivan Chiang
Zoning	R-3-P

Mr. Chiang:

Thank you for submitting the site development plan revisions for the proposed Turn Leaf Villas Alzheimer’s Memory Care Facility on Lot 6 of Blue Ridge Villas. The Joint Review Committee has reviewed the revised Preliminary Site Plan and Landscape Plan that was submitted on August 31st, 2018.

Staff has the following comments regarding this application:

Community Development’s Site Plan Comments:

1. All existing and proposed internal and adjacent rights-of-way, including location, width, centerline, curb cuts median breaks, turning lanes and radii needs to be labeled.
2. All existing and proposed internal and adjacent private drives, including location, width, centerline, curb cuts, median breaks, turning lanes and radii needs to be labeled.
3. All existing and proposed, internal and adjacent, public and private sidewalks, bicycle paths and trails and pedestrian ways, including location and width needs to be labeled.
4. All existing and proposed buildings or structures, including location, dimensions, number of stories and area needs to be included.
5. All existing and proposed parking areas, including spaces and handicap spaces, dimensions, and a schedule showing the total number of spaces and handicap spaces needs to be included.
6. Area of land in square feet and the ratio of lot coverage need to be included.
7. All existing and proposed public and private streets, medians, driveways, curb cuts and turn lanes within 185 feet of the property.
8. All existing and proposed trash enclosures, including location, dimensions and materials.
9. A statement as to whether public utilities are available to the property – Contact Public Works.
10. Clarify the dimensions of the gazebo area (including curbs and sidewalks).
11. Landscape plan needs to include the gazebo area (what has been changed with added parking and the reconfiguration).
12. Include a schedule on the site plan.
13. Dimensions of Lot #6 needs to be included.
14. All handicap parking spaces need to have appropriate signage mounted on posts.
15. Will the water meter pit be able to withstand constant vehicle traffic driving/parking on it?

Community Development’s Landscape Plan Comments:

1. The location and size of all utilities on the site needs to be included.
2. Location, size and materials to be used for all screening and/or outside trash enclosure areas.
3. Each landscaped area shall contain at least one tree, which is adaptable to the environment of parking areas, and the remaining area shall be landscaped using shrubs, ground cover and other suitable landscaping material – gazebo/parking area.
4. Each landscaped area shall be separated from the pavement material by straight-back concrete curbing or by and integral concrete sidewalks and curb with a vertical face so as to prevent vehicle encroachment and pavement breakup – gazebo/parking area.

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

1. The curb inlet that is within the Lot 6 service entrance is located in the existing low point of the street. If this inlet is modified as well as the curbing removed, this may cause a redesign to be needed for storm drainage collection.
2. We recommend placing the benches on the outside of the sidewalk trail around the detention basin. If the benches are on the sidewalk, it will make the sidewalk too narrow in front of the benches.
3. The Lot 6 ADA parking stall needs an accompanying ADA ramp and access aisle.
4. What is the 2' area on Lot 6 between the sidewalk and the parking spots? Is this a 2' CG-1 curb & gutter?
5. The 3 new diagonal parking spots appear to be difficult to back out of.
6. The Lot Coverage calculations in the bottom right corner do not seem correct. It appears Lot 6 is taking in the entire detention basin as green space, leaving none for Lot 5 green space requirements.
7. A 24" x 36" sheet is preferred, as well as an engineer's scale and not an architect's scale.

Public Works' Landscape Plan Comments

1. It appears the landscaping plan depicts it for Lot 5 and Lot 6. Please differentiate between the new landscaping plan of lot 6, and the previously approved landscaping of lot 5.
2. Three of the bushes behind the lot 6 building appear to be pretty close to being above the sanitary sewer main line.
3. The eastern redbud at the front corner of lot 6 appears to be too close to the storm sewer main line.
4. The autumn brilliance serviceberry at the detention basin rear appears to be too close to the sanitary sewer main line.
5. A few of the plantings behind lot 5 appear to be too close to the sanitary sewer main line as well.

Please provide all requested info by **12:00 PM Thursday, September 13th** to ensure that the case remains on the October 4, Planning and Zoning Commission agenda.

Sincerely,

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



August 17, 2018

Ray Haydaripoor
Planning and Zoning Coordinator
City of Raytown
10000 E. 59th Street
Raytown, MO 64133

Dear Mr. Haydaripoor,

I would like to address the question items below from the Planning and Zoning Review of August 14, 2018. My answers to the questions are in blue. This is an update letter from the one date August 16, 2018.

The following items need to be specified in a letter or writing:

1. How many full-time and part-time staff are working at the facility?

The Turnleaf Memory Care Facility on Lot 6 will have 3 worker/staff shifts 7 days a week which will be 1st (Day) shift, 2nd (Evening) shift and 3rd (Night) shift. There will be 2 full-time care givers during the 1st shift, 2 full-time caregivers during 2nd shift and 1 full-time care giver during the 3rd shift. During the 1st shift, there will be a LPN or CMT that will work all seven days of the week and on the 2nd shift Tue-Wed-Thu caring for the residents. The LPN or CMT will also care for the residents in the Assisted Living Facility next door on Lot 5. The LPN or CMT can be considered half-time or part-time staff. We will also have a part time cook who will come in to prepare and cook meals during the dinner hour.

How many residents will live in the facility?

8 residents will live in the facility. These will be seniors afflicted with Alzheimer's disease and dementia and not permitted to drive.

2. How many vendors/service providers or visitors are expected to visit the site daily/weekly/monthly?

We expect most vendors to come once a week or every other week delivering food, paper products and linen supplies. The service providers such as repair men, plumbers, pest exterminators, and so on will come as needed.

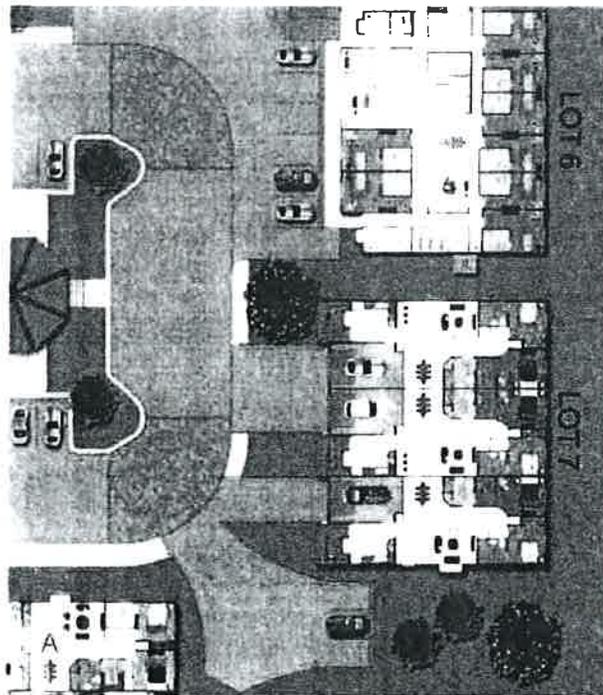
Will there be enough parking for them?

Yes, we believe there will be adequate parking for all service providers and visitors. The residents/patients in the Memory Care Facility will not be allowed to drive and won't have cars. There will be a LPN or CMT nurse on duty (shared with the assisted living facility next door on Lot 5) during the times described in 1. above. If a resident needs to see a doctor, the patient will be driven to his/her doctor's office. In addition to the five(5) parking spaces in front, we will add an additional two(2) spaces to the original four(4) spaces that were already planned for the gazebo common area in the center of the community as shown below.

HUNTER COURT

LOT 4

In addition, we have made plans already to have three(3) additional parking spaces added for the community south of Lot 7 as shown below.



With all these parking spaces and reasons given, we firmly believe there will be adequate parking for service providers and visitors.

3. An updated traffic study is needed.

I would like to present the case that a new traffic study is not needed since all the residents of the Memory care facility will not be allowed to drive. The only traffic will be the staff coming to or going home from work and the vendors who make weekly or bi-weekly deliveries. Family members will occasionally visit the residents but we don't expect many visitors except during the holidays. We believe the traffic generated will be approximately the same if Lot 6 were kept to the original use of 3 active senior townhomes. Therefore, the original traffic study should suffice. -

4. What is the ramp on the North elevation for?

The ramp on the North elevation is for wheel-chair bound residents and visitors.

5. What will the service entrance be used for?

The service entrance will be mainly used by vendors delivering goods and services. Staff will also use the service entrance for comings and goings.

If there are any questions, please don't hesitate to contact me immediately by phone or email.

Most Sincerely,



Ivan Chiang
LIY Financial, LLC
949-232-3054 (mobile)
info@fourgemsdevelopment.com



Community Development Department

10000 E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6014 Fax: 816-737-6164

September 14, 2018

Mr. Chiang:

We have received your site plan revisions and will be moving ahead with the Planning and Zoning Commission processes. Your case will be heard at the **October 4th 2018 PZ meeting**. However, there are still several deadlines that will need to be met before the public hearing.

Today (Friday 9/14/18), the Community Development Department will be sending the City Clerk a Notice of Public Hearing to be published in the newspaper announcing that these cases will be heard at the October 4th PZ meeting.

15 days prior to the October 4th PZ meeting, public notice signs must be posted on the site of the case. These signs will need to be picked up from the Community Development Department at Raytown City Hall and must be posted no later than 12:00 PM on **Wednesday 9/19/2018**. The signs must remain posted through the hearing, and through any continuances of the hearing by the planning and zoning commission.

As you have already had your neighborhood meeting in August, we ask that you send us a summary of who attended the meeting and what topics/issues were discussed. This summary must be submitted to us by 12:00 PM on **Monday 9/24/2018**. You must also submit the letter you sent to the surrounding property owners inviting them to this neighborhood meeting for our records.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Haydaripoor".

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



Turnleaf Villas Memory Care Facility
Neighborhood Information Meeting minutes
August 21,2018
12:30pm to 1:30pm

Attendees:

- Ivan Chiang (Applicant - Organizer)
- Berda Sewell

-
- The neighborhood information meeting was held at the Raytown City Hall located at 10000 E. 59th St. in the conference room. Ivan Chiang and one person attended whose name is Berda Sewell, a resident of 5841 Hunter Ct, Raytown MO 64133. She is a supporter of the project.
 - Ivan Chiang, the developer presented the planned development and change in use on Lot 6 of Blue Ridge Villas located at 5821-5823-5825 Hunter Court in Raytown, MO 64133. The use will be changed from three independent seniors (55+ y/o) townhouses into a single 8-bed single-level Memory Care Facility (MCF) for seniors (55+ y/o).
 - Ms. Sewell asked a few questions regarding construction & completion schedule and type of services that will be offered senior residents of the memory care facility which were all answered.
 - Ivan Chiang waited until 1:30pm and no one else appeared for the Neighborhood Information Meeting.

7/12/2018



Detailed Statement

If you wish to mail your taxes, please make checks payable to: "Jackson County Collector". Be sure to include the Parcel Account number(s) on your payment and send to: Jackson County Collector, 415 E. 12th Street, Suite 100, Kansas City, MO 64106.

Parcel Number: 32-830-08-86-00-0-00-000 Property Address: 5821 HUNTER CT, RAYTOWN, MO 64133

As Of Date: 7/12/2018

Tax Year	Category	TCM/District	Charged	Minimum	Balance Due	Due Date
2017	A/V Principal-Residential	022	106.99	106.99	106.99	12/31/2017
2017	Property Tax Interest	022	11.23	11.23	11.23	07/12/2018
2017	Chapter 52 Fee	022	3.54	3.54	3.54	07/12/2018
2017	Chapter 141 Fee	022	5.91	5.91	5.91	07/12/2018
TOTAL Due as of 07/12/2018			127.67	127.67	127.67	

PAID BY 1065 Equity Bank

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

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

7/12/2018



Detailed Statement

If you wish to mail your taxes, please make checks payable to: "Jackson County Collector". Be sure to include the Parcel Account number(s) on your payment and send to: Jackson County Collector, 415 E. 12th Street, Suite 100, Kansas City, MO 64106.

Parcel Number: 32-830-08-87-00-0-00-000 Property Address: 5823 HUNTER CT., RAYTOWN, MO 64133

As Of Date: 7/12/2018

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
2017	AV Principal-Residential	022	106.99	106.99	106.99	12/31/2017
2017	Property Tax Interest	022	11.23	11.23	11.23	07/12/2018
2017	Chapter 52 Fee	022	3.54	3.54	3.54	07/12/2018
2017	Chapter 141 Fee	022	5.91	5.91	5.91	07/12/2018
TOTAL Due as of 07/12/2018			127.67	127.67	127.67	

part as full
check 1065
Eggsy Bank

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

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7/12/2018



Detailed Statement

If you wish to mail your taxes, please make checks payable to: "Jackson County Collector". Be sure to include the Parcel Account number(s) on your payment and send to: Jackson County Collector, 415 E. 12th Street, Suite 100, Kansas City, MO 64106.

Parcel Number: 32-830-08-88-00-0-00-000 Property Address: 5825 HUNTER CT, RAYTOWN, MO 64133

As Of Date: 7/12/2018

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
2017	A/V Principal-Residential	022	106.99	106.99	106.99	12/31/2017
2017	Property Tax Interest	022	11.23	11.23	11.23	07/12/2018
2017	Chapler 52 Fee	022	3.54	3.54	3.54	07/12/2018
2017	Chapler 141 Fee	022	5.91	5.91	5.91	07/12/2018
TOTAL Due as of 07/12/2018			127.67	127.67	127.67	

*Check # 1065
Lizette Buck*

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

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



JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT

RECEIPT NUMBER: 10825565

Page 1 of 1

Entered: 7/24/2018 2:44 PM

Cashier: whitkim

Printed By: WHITKIM

Interest Date: 7/24/2018

Drawer: 103

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
32-830-08-88-00-0-00-000	2017	022	\$106.99	\$0.00	AVV Principal-Residential
	2017	022	\$11.23	\$0.00	Property Tax Interest
	2017	022	\$3.54	\$0.00	Chapter 52 Fee
	2017	022	\$5.91	\$0.00	Chapter 141 Fee
Amount Applied for Tax Year 2017			\$127.67	\$0.00	Unpaid Balance Amount for Tax Year 2017
					Agency Amount
					JACKSON COUNTY \$5.6683
					MID-CONTINENT LIBRARY \$4.6326
					RAYTOWN SCHOOL C-II \$73.8781
					CITY - RAYTOWN \$5.9126
					FIRE DISTRICT - RAYTOWN \$11.6732
					BOARD OF DISABLED SERVICES \$0.8335
					METRO JUNIOR COLLEGE \$2.6851
					MENTAL HEALTH \$1.3560
					STATE BLIND PENSION \$0.3507

Situs Address: 5825 HUNTER CT, RAYTOWN
 Legal Description: BLUE RIDGE VILLAS—UNIT C LOT 6

Total Paid on This Receipt: \$127.67

Thank you for your payment.

Run: 7/24/2018 2:45:03 PM

End of Receipt Number 10825565: 1 Page

Notes:

*Interest and penalty will be assessed on any unpaid balance amount. The unpaid balance amount shown on this receipt is valid as of time of payment. Changes in the taxable value may alter your unpaid balance amount.
 Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed. Please verify with your financial institution that this payment has cleared.

PAYER:
 LIY FINANCIAL LLC
 1883 W ROYAL HUNTE DR STE 200-A
 CEDAR CITY UT 84720

OWNER:
 LIY FINANCIAL LLC
 1883 W ROYAL HUNTE DR STE 200-A
 CEDAR CITY UT 84720



JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT

RECEIPT NUMBER: 10825567

Page 1 of 1

Entered: 7/24/2018 2:44 PM

Cashier: whitkim

Printed By: WHITKIM

Interest Date: 7/24/2018

Drawer: 103

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
32-830-08-86-00-0-00-000	2017	022	\$106.99	\$0.00	AV Principal-Residential
	2017	022	\$11.23	\$0.00	Property Tax Interest
	2017	022	\$3.54	\$0.00	Chapter 52 Fee
	2017	022	\$5.91	\$0.00	Chapter 141 Fee
Amount Applied for Tax Year 2017			\$127.67	\$0.00	Unpaid Balance Amount for Tax Year 2017
Agency					Amount
JACKSON COUNTY					\$5 6683
MID-CONTINENT LIBRARY					\$4.6326
RAYTOWN SCHOOL C-II					\$73 8781
CITY - RAYTOWN					\$5 9126
FIRE DISTRICT - RAYTOWN					\$11.6732
BOARD OF DISABLED SERVICES					\$0.8335
METRO JUNIOR COLLEGE					\$2 6851
MENTAL HEALTH					\$1.3560
STATE BLIND PENSION					\$0.3507

Situs Address: 5821 HUNTER CT, RAYTOWN
 Legal Description: BLUE RIDGE VILLAS—UNIT A LOT 6

Total Paid on This Receipt: \$127.67

Thank you for your payment.

Run: 7/24/2018 2:45:24 PM

End of Receipt Number 10825567: 1 Page

Notes:

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

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

PAYER:
 LIY FINANCIAL LLC
 1883 W ROYAL HUNTE DR STE 200-A
 CEDAR CITY UT 84720

OWNER:
 LIY FINANCIAL LLC
 1883 W ROYAL HUNTE DR STE 200-A
 CEDAR CITY UT 84720



Platinum Title, L.L.C

4501 College Blvd, Ste 110
Leawood, KS 66211

Phone: (913) 491- 5001 Fax: (913) 491-5450
www.platinumtitlellc.com

07/11/18

Ivan Chiang, Four Gem Homes

Report: \$150.00

Property Address: 5821, 5823 and 5825 Hunter Ct., Raytown, MO 64133
Owner: LIY Financial LLC

Please make your check payable to Platinum Title.

Thank you.

Bob Kendall
Production Manager

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I - Requirements;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 20184425

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

Page 2 of 3

AMERICAN
LAND TITLE
ASSOCIATION



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

any, until payment. (Payoff amount for July = \$127.67)
Prior years are paid.
Parcel No. 32-830-08-88-00-0-00-000 (as to Unit C)

6. Building setback lines, utility easements and restrictions as shown on the recorded plat thereof.
7. Terms and provisions of the covenants and restrictions contained in the instrument recorded as Documents No. 2006E0085975, No. 2009E0118265, and No. 2016E0002069.
NOTE: This exception omits any covenant, condition or restrictions based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. §3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

8. Terms and provisions of the Homes Association Declaration contained in the instrument recorded as Documents No. 2006E0085975, No. 2009E0118265, and No. 2016E0002069, providing, among other things, for annual assessments to be levied and become a lien thereon.

The lien of assessments levied under the aforesaid Homes Association Declaration, which may be due and unpaid at the date hereof.

(NOTE: Any unpaid assessments are hereby excepted.)

9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. Judgments and tax liens, if any, against the proposed purchaser(s).
NOTE: The foregoing exception will be deleted from a loan policy insuring purchase-money financing, in which case the fact of such purchase-money status should appear on the face of the financing instrument. If the proposed loan includes any non-purchase money, this Company must be so informed and additional exception will be taken to any judgments and/or tax liens against parties of similar name. We reserve the right to make such additional requirements and exceptions as we may then deem necessary.

11. NOTICE PROVISION:

Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

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File No. 20184425

MO ALTA Commitment For Title Insurance Schedule 8-1-16

Page 2 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

	Requirements	
Real Estate -		\$21.00 (first page) \$ 3.00 (each additional page)
UCC Filing Fees - contact our office		
Electronic Filing Fee		\$ 4.00 (per document)
Potential additional charges and fees are:		
Non-standard document fee		\$25.00 (per document)
Reference to more than one document		\$ 5.00 (per reference)
Recorder-required cover sheet		\$ 3.00 (per document)

9. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 20184425

ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

Page 2 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Platinum Title, LLC
Issuing Office: 4200 Somerset Dr., Ste. 121, Prairie Village, KS 66208
ALTA® Universal ID:
Loan ID Number:
Commitment Number: 20184425
Issuing Office File Number: 20184425
Property Address: 5821 Hunter Ct., Raytown, MO 64133
5823 Hunter Ct., Raytown, MO 64133
5825 Hunter Ct., Raytown, MO 64133

Revision Number:

Inquiries Should Be Directed To:

Sale Side -
Buy Side -

1. **Commitment Date:** July 02, 2018 at 8:00 A.M.

2. **Policy to be issued:**

Proposed Policy Amount

(a) ALTA Owner's Policy REPORT ONLY

Premium: \$150.00

Proposed Insured:

(b) ALTA Loan Policy

Proposed Insured:

3. **The estate or interest in the Land described or referred to in this Commitment is:**

Fee Simple

4. **Title to the said estate or interest in the Land is at the Commitment Date hereof vested in:**

LIY Finanical, LLC

5. **The Land is described as follows:**

Units A, B and C of Lot 6, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 20184425

ALTA Commitment For Title Insurance Schedule 8-1-16 PL1

Page 1 of 1





Staff Report

Community Development
Planning and Development Services

PZ 2018-08

To: City of Raytown Planning and Zoning Commission
From: Ray Haydaripoor, Community Development Director
Date: October 4, 2018
Re: Application for District Rezoning

PLAT APPLICATION SUMMARY

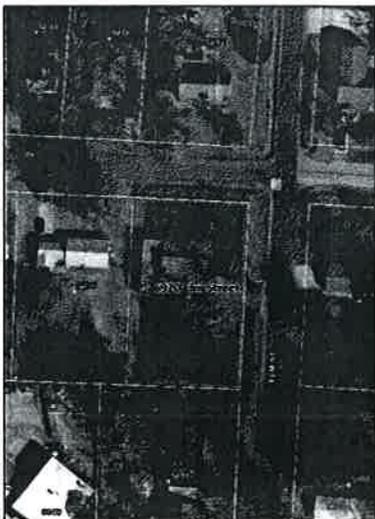
Applicant: Antonio Mendez
Project Contact: Antonio Mendez
Property Location: 6920 E Elm Street
Request: For approval Rezoning from Highway Commercial District to R-3 Residential District

BACKGROUND INFORMATION:

Antonio Mendez, on behalf of DHARMONY LIFE SERIES 6 LLC., is requesting to rezone the lot located at 6920 Elm Street from Highway Commercial (HC) to High-Density Residential (R-3). The applicant is requesting the rezoning to allow for a 6-unit townhome development which would not be an acceptable land use in a HC zoning district.

The building on the site was severely damaged in a fire in March of 2018. Since then, the building has sat in disrepair. According to business license records, the building had a long history of being a hair and nail salon for much of the 2000's and into the early 2010's. More recently, there had not been any licensed businesses with the city at the address. At the time of the fire, two people had been staying in an apartment attached to the building.

It should be noted that this property is also within the Highway 350 Design Corridor, which means it will have to follow additional regulations that are intended to encourage high quality architecture, site planning, lighting, landscaping, screening, signage, infrastructure planning, and traffic flow.





Staff Report

Community Development
Planning and Development Services

REZONING APPLICATION FACTORS TO BE CONSIDERED

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

1. CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood is a mix of uses: single family dwellings exist to the immediate North, East and West of the property. To the South, along 350 HWY exists many commercial businesses.

2. ZONING AND CURRENT USES OF NEARBY PROPERTY

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

	<u>ZONING</u>	<u>EXISTING LAND USES</u>
South:	HC	Retail, Restaurants, Services
North:	R-1	Single family homes
East:	R-1	Single family homes
West:	HC	Single family homes

Note: Despite being zoned for HC, the areas to the West of the site are mostly single-family homes.

3. SUITABILITY OF ZONING FOR CURRENT USE

The property was previously used for beauty salons which were a permitted use in the Highway Commercial (HC) district. The rezoning to High Density Residential (R-3) would be suitable for the proposed use of a townhome development. The purpose of the HC zoning classification is to accommodate commercial activities that draw business from, provide services to and would benefit from a location easily accessible to a highway or arterial street.

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

There could be detrimental effects to nearby properties if the rezoning is approved. As proposed, the 6-unit townhome development would have parking spaces for 10 vehicles. Depending on how you look at it, this could be seen as an increase or decrease in vehicular traffic coming in and out of the site. Given the building did not have any active businesses in if for the past several years, these proposed townhomes will bring life back to the site that hadn't been present in several years. This includes vehicular and foot traffic, noises, etc. On the other hand, one might say that the proposed use (residential) falls more in line with the rest of the properties along 69th Terrace and Elm Avenue (single family homes). A residential use, like the one proposed might be better suited for the area than a highway commercial business.

5. LENGTH OF TIME OF VACANCY.

The fire-damaged building has sat vacant on the lot since March 2018. Before then, city records show no business license active at the address since 2013.



Staff Report

Community Development
Planning and Development Services

6. CONSIDERATION OF PUBLIC INTEREST.

1. Public Health: The proposed changes to the planned development should not have any noticeable effect on public health. The applicant is proposing to build 6-unit town homes on a corner lot. Utilities have already been established in this development for existing residences property use. This development will have a more intensive use than originally was allowed, but sanitary sewer systems will be able to accommodate the additional load.
2. Public Safety: As the proposed use on the development is a denser use, there will be an increase in vehicular traffic that may cause concern to surrounding lots. Additionally, street parking is not allowed on Elm Street as it has been identified as a fire lane.
3. Public Welfare: The site plan proposes a dumpster which is in close proximity to adjacent property. This could have a negative effect towards the overall aesthetic of the planned development.

7. IMPACTS ON PUBLIC SERVICES AND UTILITIES.

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

8. CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Future Land Use Map in the Raytown Comprehensive Plan Update adopted in 2002 identifies subject property as an area for single family residential use. Therefore, the proposed rezoning (of R-3 or multi-family residential use) is not in accordance with the Comprehensive Plan adopted in 2002. However, it should be noted that the current use of Highway Commercial (HC) is also not in accordance with the Comprehensive Plan of 2002.



Staff Report

Community Development
Planning and Development Services

STAFF RECOMMENDATION:

The Planning Commission may recommend approval, approval with conditions or denial. If the Planning Commission recommends approval, staff recommends the following conditions are applied to the Final Site Plan and be submitted to Community Development and Planning and Zoning Commission for review and approval:

1. The existing road-side ditch along 69th Terrace will need to be included in a storm drainage improvement plan.
2. A storm drainage plan is needed.
3. The existing drainage culvert crossing 69th Terrace on the west side of Elm needs to be included in the plan.
4. A sanitary sewer main line extension will be needed so each unit will have their own sewer service connection. This must be designed by a licensed engineer and approved by MO Dept. of Natural Resources as well.
5. The parking lot driving lane is too narrow at 18' wide. This should be 24' in width.
6. The turning radius into the driveway needs to be 15'.
7. Plan needs to follow Sec. 50-422 and Sec. 50-423 – Highway 350 Corridor Design Guidelines.
8. Separate pages are needed for the landscape plan and the site plan.
9. Plan needs to show all the requirements as outlined in Sec. 50-520 – Preliminary Site Plans.
10. Need building renderings and/or elevations that show dimensions, materials, etc.
11. Plans need to be submitted to Raytown Fire District for review. Changes will need to be made per the Fire District's comments.
12. Is the site triangle 25 ft? Optional monument sign may be ok, but vehicle parking in site triangle may obstruct intersection views.
13. Open space requirement for R-3 is 55%. From the submitted calculations, the building, driveways, and parking use up 91.6%. This item does not meet the required standards. Site Plan needs to be revised and submitted.
14. Need more information on the fence dimensions, style and material, in order to make any recommendation.

Case Number _____
Date Received _____

**CITY OF RAYTOWN
APPLICATION FOR REZONING**

PART I BACKGROUND INFORMATION

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

6920 Elm Ave. 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
DHARMONYLIFE SERIES 6 LLC	8001 E. 59 th Street. Kansas City, MO. 64129	(816) 841-4852

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

Name	Address	Phone
Non-Applicable		

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

Two office spaces and two residential apartments.

5. We propose that the zoning of the property be changed from HC to R-3.

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

<u>Structure</u>	<u>Height</u>
Office and Apartment Building	24 Feet

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

Robert Carlos Robinson

[Signature]

PART II REZONING AMENDMENT STATEMENT

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

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

- A. The proposed development will be in keeping with the character of the neighborhood because:

It will continue to provide and expand opportunities for residency while keeping in line with its surroundings.

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

All the nearby buildings to the north and east of the property are family homes and the adjacent buildings to the west and south from the property are family homes as well. Therefore, our project is consistent with the zoning and uses on the nearby parcels.

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

We believe the property is more suited to be on a residential zone because, not only will be beneficial for us, but will be beneficial for the neighborhood as well. As of now, the property sits in a commercial zone, therefore, we have the permit to build several businesses that may not be of the preference of our neighbors such as, convenience stores, motels, drive thru restaurants, etc. that could highly increase the traffic in the area. The size of the streets around the property are not suited to support the heavy traffic that a business could bring. Our project presents the opportunity to create a smooth transition between commercial areas to residential areas. Moreover, it could also serve as a buffer between lower density residential from commercial uses.

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

We have carefully studied this project and we have not found any detrimental effects on nearby parcels. One possible issue that our neighbors could bring is the lack of parking space in the surrounding streets. However, we have taken this in consideration when designing this project, and we have provided enough parking spaces for our residents within the property.

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

5 months

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

If the application is denied, we could face many hardships and difficulties. Due to the property's location, developing a business may not be ideal because it is located in a residential street which is not designed for heavy traffic. Also, it could be difficult to lease as it lacks visibility, is disjointed from the main road and is not an ideal location for a business.

If the rezoning is not approved and this project is not developed, we could face the risk of condemnation of the building which will result in significant monetary losses. The fire in the building was an unfortunate incident that was caused by a misjudgment from one of the tenants and we had no direct involvement in this incident.

The rejection of the rezoning may create a need for us to bring investors who could be interested in developing the property into a business that may bring undesirable outcomes to our community.

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

- The project is not going to present any burden to the city because the all public services already exist in the property.
- The multi-residence is located within walking distance from commercial centers such as two pharmacies, two grocery stores, several restaurants and food outlets.
- Future tenants will most likely access the property thru highway 350 and Blue Ridge Boulevard, rather than using the local streets.
- The project will provide landscaping along the front and the back of the property, not only increasing the appeal of the site, but also increasing the pervious areas.

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

The public services, water, sewer, electricity and gas already exist in the property. As part of the project, we will provide our tenants with individual water meters.

I. Additional comments:

We encourage you to consider this proposal, as we believe this project provides a positive and progressive change to this area. We have also, created this project with the intention of bringing benefits to our community and maintaining the harmony that the neighborhood already has.

We have taken into consideration all the city requirements when designing our project. The built environment can help provide a positive image of the area and could bring in investment and reinvestment.

The architectural design elements will be consistent and will relate to the houses in its surrounding. The height of the building will not exceed 24 Feet. The design allows for open spaces, green spaces and pervious areas increasing the possibility for rain water to drain naturally.

A direct benefit for the city will be the increment in the tax revenue paid from the property.

We thank you in advance for the time you put in considering this project.



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

REZONING PERMIT

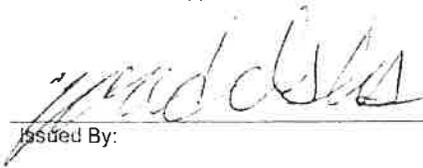
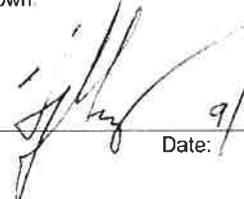
PERMIT #: 20182485	DATE ISSUED: 7/13/2018
	MUST COMMENCE BY: 7/13/2019
JOB ADDRESS: 6920 ELM STREET	LOT #:
SUBDIVISION:	BLK #:
OWNER: DHARMONYLIFE LLC	APPLICANT: ANTONIO MENDEZ
ADDRESS: 8001 NE 59 TH ST	ADDRESS:
CITY, STATE ZIP: KANSAS CITY MO 64129	CITY, STATE ZIP:
PHONE: 816-841-4852	PHONE:
VALUATION: \$ 0.00	
SQ FT: 0.00	
OCCP TYPE:	
CNST TYPE:	
DESCRIPTION OF WORK:	

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

Inspection Information

- All inspections require two working days (48 hours) advance notice.
- Inspections must be scheduled and approved before covering any work.
- 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: 9/24/2018
 
 Applicant: _____ Date: 9/24/2018

CITY OF RAYTOWN
COURT

No 6337

\$ 450.00

Raytown, MO. July 13 20 18

Received of DHARMONY LIFE PM, SERIES LLC

FOUR HUNDRED FIFTY AND NO/100 Dollars

FOR APPLICATION FOR REZONING

6920 ELM AVE, RAYTOWN MO 64133

PAID BY CHECK NUMBER 1032

PAID BY CASH

THE CITY OF RAYTOWN

By Barbara Woodman

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
04/02/2018 11:22:14 AM

INSTRUMENT TYPE: WD FEE: \$24.00 2 PGS



2018E0026890

Robert T. Kelly, Director, Recorder of Deeds

(Space Above This Line For Recording Data)

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 28th day of March, 2018, by and between **CARMEN E. COLMENARES-DELGADO AND ANTONIO J. MENDEZ-BARAJAS**, husband and wife, ("Grantor"), of Jackson County, Missouri, and **DHARMONYLIFE 6, SERIES LLC**, a Missouri Series Limited Liability Company ("Grantee"), who's mailing address is *8001 E 59th Street, Kansas City, MO 64129*.

WITNESSETH, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged; Grantors do hereby **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM**, to Grantee, and Grantee's heirs and assigns, the following described real property situated in Jackson County, Missouri:

LOT 1, BLOCK 27, LAUREL HEIGHTS, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI.

Subject to building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

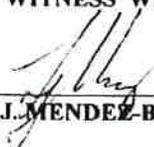
Commonly known as *6920-6924 Elm Ave, Raytown, MO 64133*.

Included in this conveyance are all of Grantor's interests in all leases and rental agreements which on this date affect the above property or any part thereof and in which the Grantor has any right, title or interest.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances, thereto belonging or in anywise appertaining, unto Grantees and Grantees' heirs, successors and assigns, forever;

And the Grantors hereby covenant that Grantors are lawfully **SEIZED** of an indefeasible estate in fee simple to these premises, and have **GOOD RIGHT TO CONVEY** and may convey the same; that these premises are free and clear from all encumbrances except as set forth above, and that Grantors will **WARRANT AND DEFEND** the title to these premises unto the Grantees, and Grantees' heirs, successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and any recorded covenants, restrictions, easements and zoning laws, if any.

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


ANTONIO J. MENDEZ-BARAJAS


CARMEN E. COLMENARES-DELGADO



Community Development Department
10000 East 59th Street
Raytown, Missouri 64133
(816) 737-6014
www.raytown.mo.us

September 10, 2018

Notice of Public Hearing

The Department of Community Development has received an application to rezone the property at 6920 Elm Street from Neighborhood Commercial (NC) to High Density Residential (R-3) in Raytown, Missouri.

A public hearing to consider this rezoning application will be held by the City of Raytown Planning & Zoning Commission **at 7:00pm on Thursday October 4, 2018.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described rezoning application **at 7:00pm on Tuesday, November 6, 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 the public hearing to ask questions and provide comment regarding this proposed Final Plat application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6093 or by e-mail at rayh@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.



Community Development Department

10000 E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6014 Fax: 816-737-6164

Planning & Zoning Review

September 10, 2018

Case Number	PZ 2018-08
Project	6920 Elm
Applicant	Antonio Mendez
Zoning	NC to R-3

Mr. Mendez:

Thank you for submitting the site plan for the proposed townhome development at 6920 Elm. The Joint Review Committee has reviewed the Preliminary Site Plan that was submitted on August 31st, 2018.

Staff has the following comments regarding this application:

Community Development’s Comments:

1. Plan needs to follow Sec. 50-422 and Sec. 50-423 – Highway 350 Corridor Design Guidelines.
2. Separate pages are needed for the landscape plan and the site plan.
3. Plan needs to show all the requirements as outlined in Sec. 50-520 – Preliminary Site Plans.
4. Need building renderings and/or elevations that show heights, materials, etc.
5. Plans need to be submitted to Raytown Fire District for review. Changes will need to be made per the Fire District’s comments.
6. Is the site triangle 25 ft? Optional monument sign may be ok, but vehicle parking in site triangle may obstruct intersection views.
7. Show front setback line. Corner lot would have two front yards. 30 ft (R-3) front setback is not in compliance on the 69 Ter side.
8. Rear yard setback is not labeled, and building is not in compliance.
9. The minimum size dwelling in R-3 is 700 sf. The building footprint shows that 2,540 sf were used. Dividing by 6 units comes out to 423 sf. Previous reported (post fire) dwelling unit(s) located in basement could not have been in compliance for residential use.
10. Open space requirement for R-3 is 55%. From the submitted calculations, the building, driveways, and parking use up 91.6%.
11. Depending on the height of the fence on the 69 Ter side, the fence may not be in compliance.

Public Works’ Comments – Jason Hanson, 816-7373-6067 or jasonh@raytown.mo.us

1. Within the Site Plan Components List: B - Elm street tree to be done by the City is not correct. All trees to be planted is to be done by the owner/developer.
2. Within the Site Plan Components List: L – Street concrete curb and gutter to be done by the City is not correct. All curb and gutter is to be done by the owner/developer.
3. Within the Site Plan Components List: M – Street lighting (optional) by City per master plan. This note may be deleted.
4. Within the Site Plan Components List: N – Street concrete sidewalk to be done by the City is not correct. All sidewalk along the streets is to be done by the owner/developer.

5. The existing road-side ditch along 69th Terrace will need to be included in a storm drainage improvement plan.
6. A storm drainage plan is needed.
7. The existing drainage culvert crossing 69th Terrace on the west side of Elm needs to be included in the plan.
8. A sanitary sewer main line extension will be needed so each unit will have their own sewer service connection. This must be designed by a licensed engineer and approved by MO Dept. of Natural Resources as well.
9. Provide the width of the concrete sidewalk in front of the units.
10. The parking lot lighting should be moved behind the concrete walkway into the landscaped area, and then the bollards are not needed.
11. The proposed parking lot and curbing needs to remain upon private property and not be upon City right-of-way.
12. The parking lot driving lane is too narrow at 18' wide. This should be 24' in width.
13. The turning radius into the driveway needs to be 15'.
14. An ADA ramp will be needed at the street intersection corner.
15. Plan scale is needed to be shown.

Please provide all requested info by **12:00 PM Thursday, September 13th** to ensure that the case remains on the October 4, Planning and Zoning Commission agenda.

Sincerely,

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

September 13th, 2018

Mr. Ray Haydaripoor

Director of Community Development

10000 E. 59th St.

Raytown, MO. 64133-3993

Ref. case #PZ 2018-08

These are the responses to the Community Development and Public Works' comments on our proposed Development project located at 6920 Elm St.

Community Development's Comments

- 1- The proposed Site Plan follows Sec 50-422 and Sec 50-423 Highway 350 Corridor Design Guidelines. Although not a commercial use, the project is a transition between desired Commercial use and the existing Single family homes in the area. The projected development has a much higher Residential density and provides access to potential commercial areas located on Highway 350 and its adjacent areas. All public and private Pedestrian walks proposed have been enhanced with planting and comply with ADA guidelines.
The Sustainable Building Residential Development proposed plans for up to date environmentally friendly features and practices as shown in the Site Plan. Its Architecture is a result of this objective (energy efficient & sustainable)
- 2- See Sheet 1 for Existing property plan and Proposed Site Plan and Sheet 2 for Landscape & Drainage Plan
- 3- Additional Info was added to the site plan see Sheet 1 #2 per
- 4- Project Renderings were submitted in electronic storage (CD) in our Submission of August 31st
- 5- We will address any comments from Fire Department as they come
- 6- Revise Site Plan sheet 1, shows 25 ft. site triangle
- 7- All setback lines have been revised in new Sheet 1
- 8- See Sheet 1 for rear set back info
- 9- Our Dwellings are all new 1,200 sq. ft. each in two stories per housing unit. The existing building will be demolished and replaced with 5 row homes
- 10- See Sheet 1 for Open space.
New Building, Driveway and Parking account for 45% of the site area, Open green areas & private sidewalks are 55% of the property area.
- 11- The proposed fence between the property and its neighboring properties and street is a 6' tall wood fence

Public Works' Comments- Jason Hanson

- 1- All trees have been moved into the property and will be by owner/developer

- 2- Straight back concrete curbs on the street by owner/developer if required by city. Currently there is none
- 3- Street lighting note was removed in Site Plan, Sheet 1.
- 4- Concrete sidewalks to be built by owner/developer if required by city or per city master plan on Elm St. & 69th Terr
- 5- This plan is for a preliminary site plan review in order to establish project legal feasibility. A final Site Plan with all technical info regarding the road side ditch along 69th will be developed upon Zoning approval of preliminary project concept.
- 6- Storm Drainage Plan. See Sheet 2.
This Storm Drainage Plan shows above grade water run off management only.
- 7- A final Site Plan with all technical info regarding existing drainage culvert on the West side of Elm St. across 69th terr. will be developed by a field technician upon Zoning approval of preliminary review
- 8- A Sanitary and Plumbing Plan will be submitted in our building permit set of drawings
- 9- The Private concrete sidewalk width is 4'-0" per ADA --
- 10- Parking Lot lighting has been relocated behind the parking area and was replaced by multidirectional overhead lamps installed in a lighting post as shown in Sheets 1 & 2
- 11- See sheet 1 for revised line item
- 12- One Aisle Straight Parking Lot has changed to a "60 degree Standard One Aisle Parking" type which requires an 18' wide driving lane instead of the 24' on the Straight type. See sheets 1 & 2
- 13- See Sheet 1 for turning radius into drive way
- 14- See Sheet 1 for pedestrian ramp at intersection corner
- 15- Plan Scale is shown in Title block. In 24x36 sheet sizes the Scale is 1"=10'-00"

Although we would like to emphasize in the fact that these revised Site Plan Drawings are for a preliminary site plan Review, we hope this communication answers most of the concerns at both departments at this point.

Once the Development authorities ok. our idea of pursuing the Development of a Project of this nature in the referenced property, all required (technical) construction documents will be developed for Building Permit and Project Construction

Sincerely,

Fernando Gomez

President

ENVISION CONSTRUCTION INC.

(913) 530-0197

fernando@envisioncon.com



ENVISION
CONSTRUCTION INC.



Community Development Department

10000 E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6014 Fax: 816-737-6164

September 14, 2018

Mr. Mendez:

We have received your site plan revisions and will be moving ahead with the Planning and Zoning Commission processes. Both items will be heard at the **October 4th 2018 PZ meeting**. However, there are still several deadlines that will need to be met before the public hearing.

Today (Friday 9/14/18), the Community Development Department will be sending the City Clerk a Notice of Public Hearing to be published in the newspaper announcing that these cases will be heard at the October 4th PZ meeting.

Also, by the end of the day today (Friday 9/14/18), the Community Development Department will send you the addresses of property owners within 185 feet of the project site. It will then be your responsibility to invite these property owners to a neighborhood meeting. The invitation should provide a brief description of the application and will state the time, date and location for the meeting. You are more than welcome to host the neighborhood meeting at Raytown City Hall in our council chambers. Please, contact the Community Development Department to reserve a date and time for the council chambers before sending out the invitation to the surrounding properties.

This invitation must be sent in the mail to the addresses we provide you with by **Monday 9/17/18**. The neighborhood meeting must be held no later than 4:00 PM on **Thursday 9/20/18**. A summary of who attended the meeting (sign-in sheet) and what topics and/or issues were discussed must be submitted to the Community Development Department by 12:00 PM on **Monday 9/24/18**.

15 days prior to the October 4th PZ meeting, public notice signs must be posted on the site of the case. These signs will need to be picked up from the Community Development Department at Raytown City Hall and must be posted no later than 12:00 PM on **Wednesday 9/19/2018**. The signs must remain posted through the hearing, and through any continuances of the hearing by the planning and zoning commission.

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

Sincerely,

A handwritten signature in black ink, appearing to read "R. Haydarpoor", written over a horizontal line.

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

September 21st, 2018

Mr. Ray Haydaripoor

Director of Community Development

10000 E. 59th St.

Raytown, MO. 64133-3993

Ref. 09/20/18 Neighborhood Meeting Summary

case #PZ 2018-08

Meeting Location: City Hall -Council Chambers

Date & Time: September 20th, 2018 9:00 am to 9:50 a.m.

Meeting Participants

Neighbor Property Owners and/or Representatives

- 1- Munger Alicia D. 9205 E. 69th Terr
- 2- Mc Bride Steve & Virginia Ann Walter 9204 E. 69th Terr
- 3- Walsh Stephen & Linda D. 9200 E. 69th Ter
- 4- Dharmonylife 6 Series LLC

Property Owner and/or Representatives

Antonio Mendez (Owner/representative), Fernando Gomez- (Project Manager - Urban Housing Consulting Specialist)

MEETING SUMMARY

INTRODUCTION

A short introduction on the "350 Hwy Corridor" Development Goals, Purpose and Guidelines was made as the property to be re-developed is within the covered area in that Plan.

In addition to the planning requirements, an Emphasis on the fact that the property to be redeveloped is located on a Commercial Land Use area according to the City Zoning Plan.

Previous to present the project concept, the meeting participants were told that the property owner was requesting rezoning to Residential land Use in order to redevelop his/her property.

PROJECT PRESENTATION

A brochure entitled "5 TOWNHOUSE UNITS DEVELOPMENT PLAN", was handed over to the participants. The project presentation followed the brochure order. Starting with the property location shown in a vicinity map. Then the proposed site plan was presented. This Plan shows the property plan with the proposed 5 townhouse units, the 10 spot parking area and the open areas distribution between sidewalks and green areas. Four 3Dimensional Rendered, realistic

images showing the property from 4 different angles were used as visual help to better describe the conceptual idea of the project

GENERALITIES,

In general terms, many topics were discussed in the meeting but those that showed to be the major concern for the neighbors were the idea of the proposed project to be for rental, and the amount of residential units (5) being too many

The following Comments (C) – Questions (Q) -Answers (A) summarize the discussion between Property owner and Neighbors

C. The first comments from 3 of the neighbors was that a project like this would not work in this area because it was Raytown and there were too many properties for sale, they also suggested that the town have seen better times in terms of safety, residential building conditions, property values, among others and because of that, the place wasn't too attractive for investment.

C. Project Manager expressed the confidence from the project owner on developing the project because of the strategic location of the city of Raytown within the Kansas City metro area and on his/her property location within the city of Raytown. A remark was made on the fact that this economical investing on the project was a risk taking action he and his investment partners were aware of.

Q. Participants asked if the town homes were for rental or for sale?

A. Property Owner responded that those were for sale

C. 3 of the agreed on saying that the value of each house unit could be too expensive for the area and no body would pay for it and because of that, the houses could end up being for rental.

A. The property owner stated that if the units won't sell he will then rent them.

C. The neighbors expressed concern that some rental properties in town are usually occupied by people who don't take care of keeping the yards clean and also that these properties host drug and alcohol consuming residents who alter living conditions often demanding police attention.

Q. One of the Neighbors expressed concern to the privacy and asked what kind of fence was going to be erected between property borders and the neighboring properties.

A. 6'-0" tall wood fence answered (PM)

C. Neighbor identified as next door neighbor and said wouldn't like to have that number of houses next to her because of privacy since the proposed house units were 2 story and 6' tall fences would not work

C. Other 2 neighbors agreed on saying that the number of houses proposed were too many. They all agree that a Single family or a Duplex house unit would be better fit. They are worried about keeping the open space clean, also said that 5 houses may alter traffic and street parking will be permanent.

A. Owner talked about traffic & street parking generated by 5 houses would be minimum vs a commercial building. Regarding keeping the open areas clean, project manager (PM) explained that there would be regulations within the development to keep control of exterior care. In regards of street parking PM said that it was regulated by the city. Once development is built the city may limit street parking in the development area influence ratio.

Attached you will find a copy of the presentation Brochure and a JPEG image showing Neighbors assistance & signatures

Best Regards,

Fernando Gomez

President

ENVISION CONSTRUCTION INC.

(913) 530-0197

fernando@envisioncon.com



6920 ELM STREET- PROPOSED TOWNHOUSE PROJECT

9/20/2018

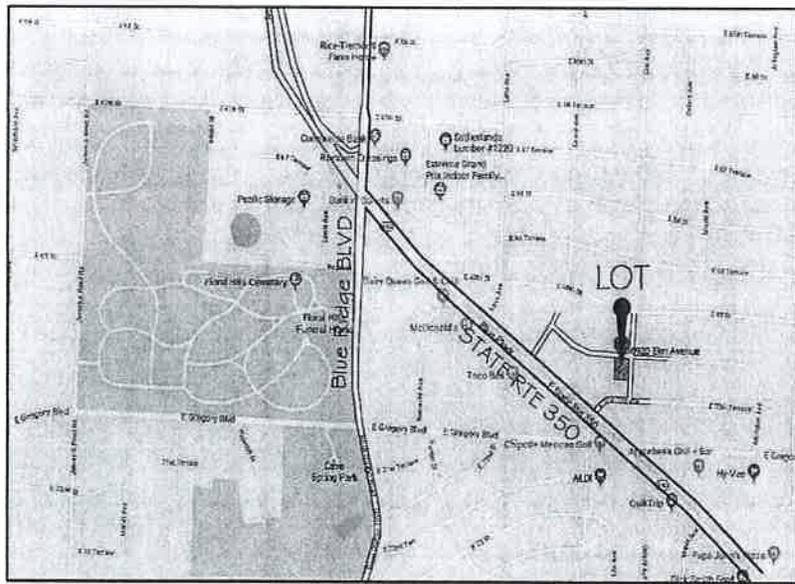
NEIGHBORHOOD MEETING

Ref.

**5 TOWNHOUSE UNITS
DEVELOPMENT PLAN**

**6920 Elm St.
Raytown, MO**

6920 ELM STREET- PROPOSED TOWNHOUSE PROJECT



VICINITY MAP



Project location

6920 ELM STREET- PROPOSED TOWNHOUSE PROJECT

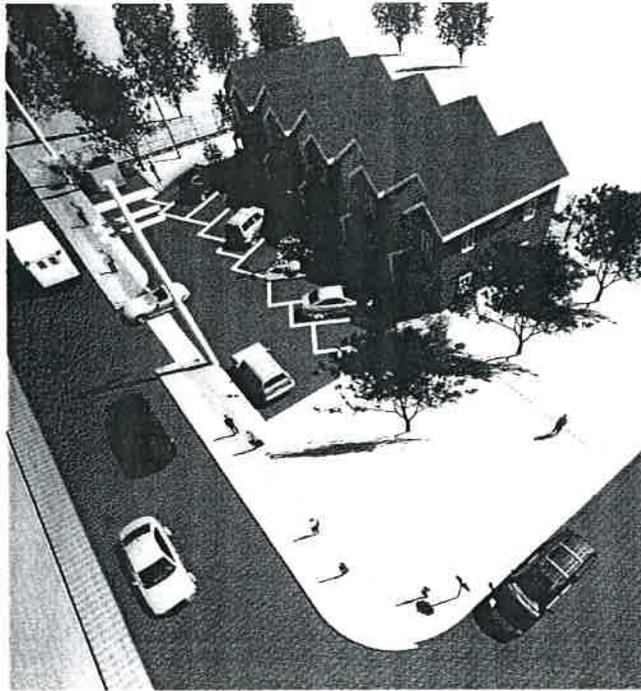


Aerial view from ELM ST. (South)



6920 ELM STREET- PROPOSED TOWNHOUSE PROJECT

South East View from ELM st.



Aerial view from 69th Terr. & ELM ST. (North)



Exterior View from 69th Terr & Elm Corner (North)

<u>Parcel Number</u>	<u>owner</u>	<u>SitusAddrre</u>	<u>SitusZipCo</u>	<u>SitusCity</u>	<u>SitusState</u>
45-520-17-20-00-0-00-000	THE FUN HOUSE PIZZA & PUB INC	9140 E M 350 HWY	64133	RAYTOWN	MO
45-510-16-11-00-0-00-000	AUSTIN STEPHEN C	9305 E 69TH TER	64133	RAYTOWN	MO
45-520-17-01-00-0-00-000	DHARMONYLIFE 6 SERIES LLC	6920 ELM AVE	64133	RAYTOWN	MO
45-520-13-18-00-0-00-000	DIRIBE CHIZOBA C	9212 E 69TH TER	64133	RAYTOWN	MO
45-520-17-02-00-0-00-000	MUNGER ALICIA D	9205 E 69TH TER	64133	RAYTOWN	MO
45-510-16-13-00-0-00-000	KRAUS JACOB W	9300 E 70TH TER	64133	RAYTOWN	MO
45-520-17-03-00-0-00-000	FEDERAL NATIONAL MORTG ASSOC	9201 E 69TH TER	64133	RAYTOWN	MO
45-520-13-17-00-0-00-000	MCBRIDE STEVE R & VIRGINIA ANN WALTER	9204 E 69TH TER	64133	RAYTOWN	MO
45-510-15-28-00-0-00-000	KRUEGER DANIEL & LAURA	9304 E 69TH TER	64133	RAYTOWN	MO
45-510-16-14-00-0-00-000	K & P RENTALS LLC	9304 E 70TH TER	64133	RAYTOWN	MO
45-510-16-12-00-0-00-000	THOMASON TIMOTHY S	9301 E 69TH TER	64133	RAYTOWN	MO
45-520-13-16-00-0-00-000	WALSH STEPHEN & LINDA D	9200 E 69TH TER	64133	RAYTOWN	MO
45-520-13-19-00-0-00-000	PALMER CHRISTOPHER E	9216 E 69TH TER	64133	RAYTOWN	MO
45-510-15-27-00-0-00-000	STEPHENSON NORMAN R & WF	9300 E 69TH TER	64133	RAYTOWN	MO
45-520-17-21-00-0-00-000	DHARMONYLIFE 6 SERIES LLC	9218 E 70TH TER	64133	RAYTOWN	MO



JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT

RECEIPT NUMBER: 10714618

Page 1 of 1

Entered: 1/18/2018 12:40 PM

Cashier: younalt

Printed By: YOUNALT

Interest Date: 12/31/2017

Drawer: 519

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
45-520-17-01-00-0-00-000	2017	022	\$455.62	\$0.00	A/V Principal-Residential
	2017	022	\$2,430.66	\$0.00	A/V Principal- Commercial
	2017	REPL	\$381.62	\$0.00	Replacement Tax
Amount Applied for Tax Year 2017			\$3,267.90	\$0.00	Unpaid Balance Amount for Tax Year 2017

Agency	Amount
JACKSON COUNTY	\$152.9136
MID-CONTINENT LIBRARY	\$124.9735
RAYTOWN SCHOOL C-II	\$1,993.0172
CITY - RAYTOWN	\$159.5044
FIRE DISTRICT - RAYTOWN	\$314.9093
BOARD OF DISABLED SERVICES	\$22.4845
METRO JUNIOR COLLEGE	\$72.4361
MENTAL HEALTH	\$36.5807
REPLACEMENT TAX	\$381.6200
STATE BLIND PENSION	\$9.4605

Situs Address: 6920 ELM AVE, RAYTOWN
 Legal Description: LAUREL HEIGHTS
 LOT 1 BLK 27

Total Paid on This Receipt: \$3,267.90

Payment was received by interest date.

Run: 1/18/2018 12:40:15 PM

End of Receipt Number 10714618: 1 Page

Legend: 00

Notes:

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

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

PAYER:
 COLMENARES-DELGADO CARMEN E
 8001 E 59TH ST
 KANSAS CITY MO 64129

OWNER:
 COLMENARES-DELGADO CARMEN E
 8001 E 59TH ST
 KANSAS CITY MO 64129

Public Works Department
City of Raytown, Missouri.
10000 East 59th Street
Raytown, MO. 64133
08/29/2018

REF. TRAFFIC STUDY

Project Address: 6920 ELM Ave. Raytown, MO.

Project Description:

Remove a 2500 sf, damaged mixed used building and replacing it with a 6 Unit Town Home Development. The project is located within the "Highway 350 Corridor"

Property Area= 16,465 sf, 0.38% of an Acre.

Density. The 6unit development has a net density of 15.7 House unit / Acre

Property Owner is requesting Re-Zoning to Residential Land Use from Commercial Land Use Area in order to build the project.

While researching on *Transportation Impact Analyses for Site Development* previous to consulting for a traffic impact study for the project as required for the Preliminary Site Plan Review. We encountered that a traffic impact studie is not needed for the 6 Unit Town Home project because a development this size and Use has a small Expected Peak Hour Trip Generation with little impact on traffic as shown in the Institute of Transportation Engineers (ITE) tables and charts

A publication on the need of a Traffic Impact Study for Different Site Developments based of ITE charts by Traffic Engineer, MIKE SPACK, PE, PTOE, below. Emphasizes that the relatively minor amount of traffic expected by smaller developments, won't have any impact on the neighboring roadways.

When Do You Need A Traffic Study?



The short answer – when a government agency tells you. The longer answer – traffic studies are typically required when:

- There is an expectation of traffic congestion anticipated with new development
- There is controversy with a neighborhood group or other citizen organization about your project
- A development needs to go through an environmental review process (such as an Environmental Assessment Worksheet – EAW, Alternative Urban Areawide Review – AUAR, or Environmental Impact Statement – EIS)

More often than not, cities will include a traffic study as part of a development's application process. Meaning that when you propose a development, a traffic study is automatically required. Whatever the initial trigger, the resultant traffic study should fit with the size of the development. Clearly Mall of America has different study needs compared to a 30-unit residential development. So what are the different traffic study "levels", so to speak?

It is important to find out if you are working in a jurisdiction that has published guidelines. That's always the first step in determining the needs for your traffic study. However, many government agencies in Minnesota do not have written guidelines for traffic studies. In those instances, we rely on the Institute of Transportation Engineers (ITE). ITE has developed a Recommended Practice titled *Transportation Impact Analyses for Site Development*. We commonly refer to this guide in the absence of local agency guidelines. ***ITE's Recommended Practice suggests that in lieu of other locally preferred thresholds, a traffic impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during any one hour period. To reach that level of expected traffic, a development would need to include more than 90 single family homes or more than a 67,000 square-foot general office building, for example.***

Traffic Memo vs. Traffic Study

Are you below those thresholds? Then likely you don't need a big study. We've written a lot of trip generation memos that detail the relatively minor amount of traffic expected by smaller developments, concluding that they won't have any impact on the neighboring roadways. Developers can often use this inexpensive memo to avoid paying us for a traditional traffic study with intersection analyses.

Above expected trip generation of 100 peak hour trips, you will need a full traffic study that could include a review of nearby intersections as well as your access driveway intersections. Once again, the scope can be roughly determined by the expected trip generation of the proposed development.

The following table shows the rough breakdown of sizes and study scope based on ITE guidance.

Traffic Impact Study Guidelines based on ITE Recommended Practice

Expected Peak Hour Trip Generation	Intersections to Include in Study			Time Horizon**
	Access Driveways	Unsignalized Intersections	Signalized Intersections	
Less than 100 trips*	N/A	N/A	N/A	Opening Year
100 – 199 trips	All	Within 1,000 feet from access	Within 1,000 feet from access	Opening Year
200 – 500 trips	All	Within ¼-mile of property line	Within ½-mile of property line	Opening Year
501 – 999 trips	All	Within 1-mile of property line	Within 1-mile of property line	Opening Year 5-Yr Post Open
Above 1,000 trips	All	Within 1-mile of property line	Within 2-miles of property line	Opening Year 5-Yr Post Open 20-Yr Post Open

* Typically, a trip generation memorandum is sufficient.

** Time Horizon indicates the future year(s) to analyze assuming a single phase. Proposed developments with multiple phases may require analysis of each planned occupancy year

It's important to remember that this table is for guidance only. As mentioned, local requirements will supersede this information. But, this gives you a quick traffic study reference you can use on your projects to help you determine if a full traffic study is necessary and then ensure your development is adequately studied (without going overboard).

When you do need a traffic study, we also recommend you hire a traffic engineer who is at least familiar with ITE's *Transportation Impact Analyses for Site Development* and can develop an appropriate scope of study with the reviewing government agencies. If you are looking for a good resource on how to prepare a traffic study, check out the **Traffic Study Manual** at **Spack Academy**. This eBook does a great job of stepping the reader through all of the stages of developing a traffic study and includes a sample traffic study.

BY:

MIKE SPACK, PE, PTOE

*Traffic Engineer working with: Spack Consulting (Traffic study company), Traffic Data, Inc. Counting Cars .com, Spack Academy and **Mikeontraffic.com**, his personal blog about the transportation industry.*

Thanks,

Fernando Gomez

ENVISION CONSTRUCTION INC.

Residential Contractor

fernando@envisioncon.com



Staff Report

Community Development
Planning and Development Services

PZ 2018-09

To: City of Raytown Planning and Zoning Commission
From: Ray Haydaripoor, Community Development Director
Date: October 4, 2018
Re: Application for Site Plan

PLAT APPLICATION SUMMARY

Applicant: Curtis Peterson, Polsinelli
Project Contact: Somerset Village Apt.
Property Location: 9800 E 60th St
Request: For approval of a Site Plan

SITE DATA

WILSON VIEW--LOTS 8-19 & TH PT NE 1/4 NE 1/4 SEC 05-48-32 DAF: BEG MOST SW COR LOT 12 WILSON VIEW TH W 50' TO ELY RR ROW LI TH NLY ALG SD ELY RR LI 244' TH E 50' TO W LI WILSON VIEW TH SLY ALG W LI LOTS 11 & 12 SD WILSON VIEW TO POB (BEING PT OF FORMER RR ROW)

Land Use Data	
Surrounding Zoning	R-3
Surrounding Overlay	Central Business District
Surrounding Land Use	Residential
Designated Future Land Use	Multi - Family Residential
Ward(s)	Ward 1
Approximate Land Area	3.5 acres

ZONING AND CURRENT USES OF NEARBY PROPERTY

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

	<u>ZONING</u>	<u>EXISTING LAND USES</u>
South:	NC	Neighborhood Commercial
North:	R-3	Single family homes
East:	NC	Neighborhood Commercial
West:	N	Conservation

Background Information:

Curtis Peterson, on behalf of KM-TEH Realty owners of the property located at 9611/13 E 60th Street is requesting approval of site plan in order to replace the building that burnt down. The building that was destroyed contained 11 dwelling units and proposed replacement building also contains 11 dwelling units. Somerset Village is a complex of 13 buildings that have 156 dwelling units. The complex is located on East 60th Street just west of Raytown Road. The building that was destroyed is located 9811 E. 60th Street and was destroyed by fire in February 2016. The City does not have building permit information available, but sewer connection records indicate it was built in 1965 along with two other buildings on the cul-de-sac. The rest of the complex was built in the mid-seventies.

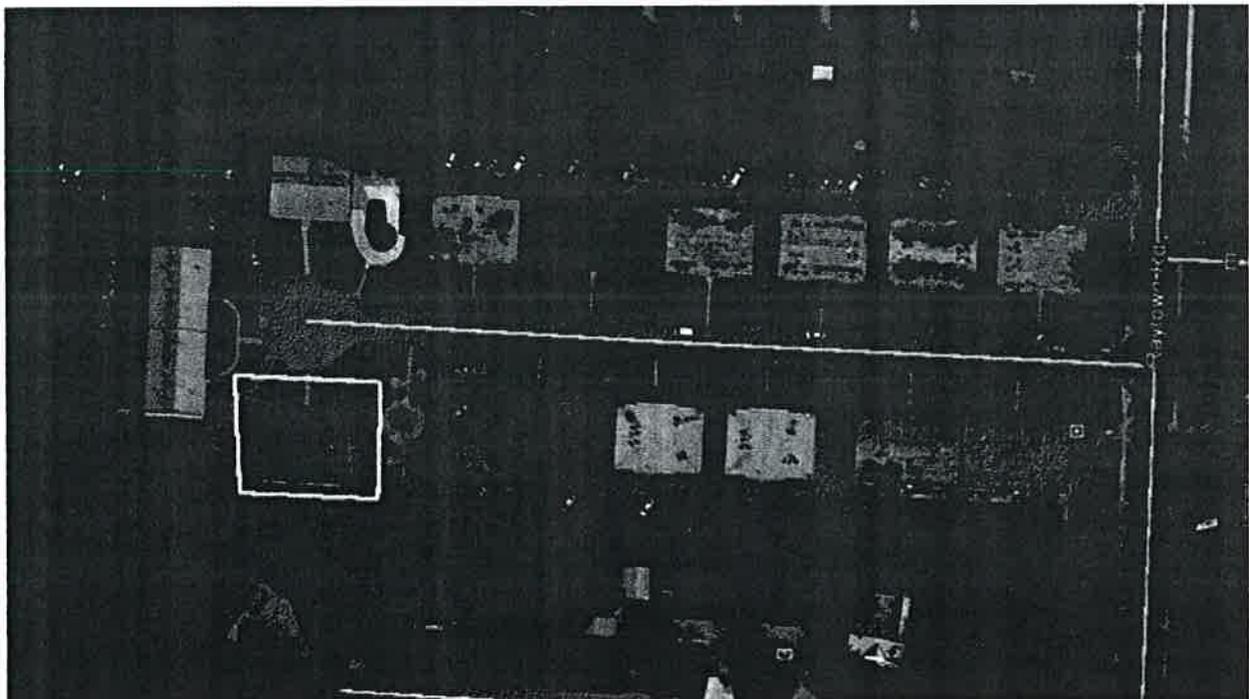


Exhibit 1

The owner of Somerset Village is requesting site plan approval to reconstruct the building that burned down. The building that was destroyed contained 11 dwelling units and the proposed replacement building also contains 11 dwelling units. Somerset Village is a complex of 13 buildings located on E 60th Street just west of Raytown Road. (Exhibit 1) The building at 9811 E. 60th Street (Exhibit 2) was destroyed in a fire in February 2016.

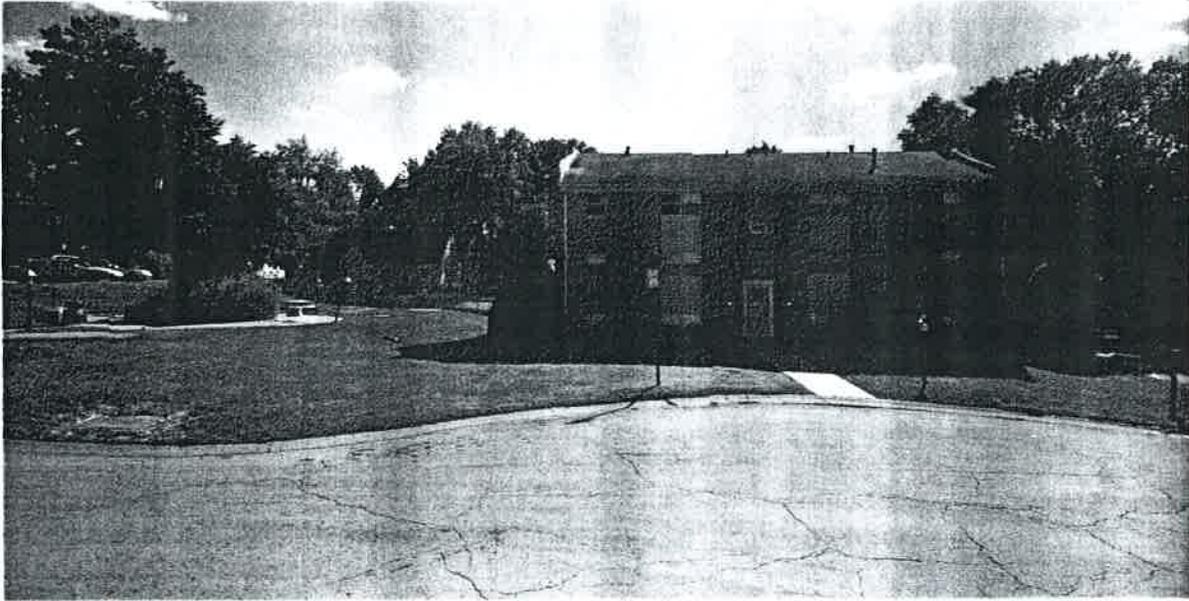


Exhibit 2

The City does not have records available that specify when the building was built, but sewer connection records indicate it was built in 1965 along with two other buildings at the end of the cul-de-sac (Exhibit 3).

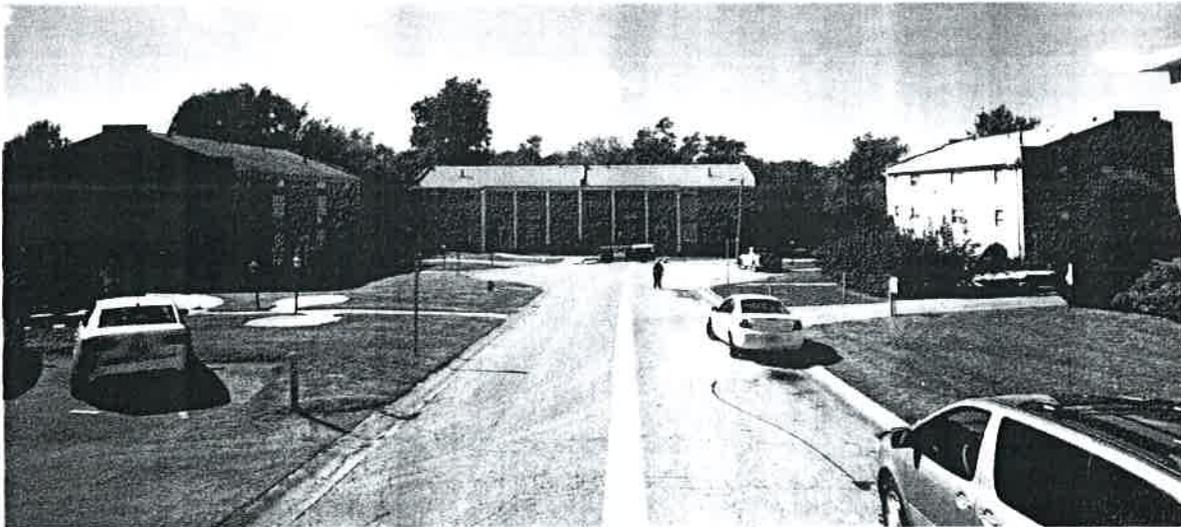


Exhibit 3

The rest of the complex was probably built in the early to mid-seventies. (Exhibit 4)

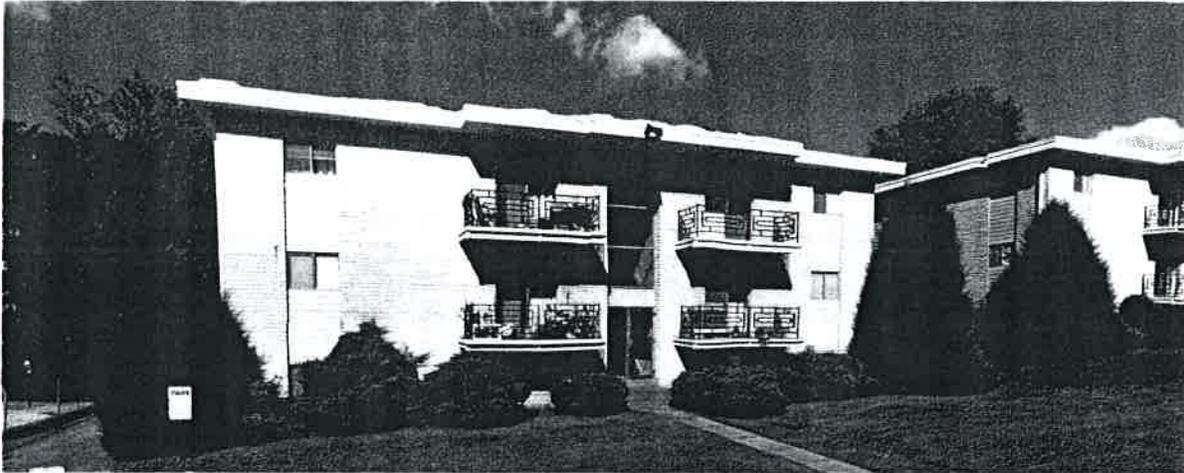


Exhibit 4

The building that was destroyed by fire was built at a time when the zoning regulations were different than they are now and therefore it was a nonconforming structure when it was destroyed. Sec. 50-454 (a) states that any structure destroyed by 50% or more or its appraised value shall comply with the current zoning regulations.

In 2003 the City adopted the Central Business Design Elements which is an overlay zone and the new building is subject to its regulations. Under this overlay zone the applicant is required to submit a preliminary site plan for a recommendation of approval, conditional approval, or denial from the Planning Commission and the Board of Alderman may approve, conditionally approve or deny the preliminary site plan. If the Board of Alderman approves the preliminary site plan, it shall adopt an ordinance to that affect and a final site plan shall be submitted to the Planning Commission for approval.

The proposed building does not meet all the Central Business District Design Elements and the applicant is requesting alternatives be approved as part of the preliminary site plan. These items will be set out in detail later on in this Staff Report.

CENTRAL BUSINESS (CBD) DESIGN ELEMENTS

The purpose and intent of the CBD Design Elements taken from the Zoning Ordinance are as follows:

Design goals. The purpose of the CBD Design Elements is to enhance and create a traditional downtown core that forms a commercial and cultural center for the city by emphasizing appropriate and complimentary architectural, landscape and site design standards for new and redeveloped properties that:

- (1) Focus on building and landscaping.
 - a. Buildings and vegetation should be the predominant elements of the downtown area.
 - b. Signage and parking facilities should be less prominent.
- (2) Promote pedestrian activity and walkability throughout the Central Business District while also providing pedestrian connections with surrounding neighborhoods.
- (3) Create appropriate building scale and proportion throughout the Central Business District.
- (4) Create a unique identity as development and redevelopment occur within the Central Business District incorporating visually prominent and attractive features through building design and site design that individually and cumulatively create an appealing and attractive area.
- (5) Allow easy access to and from the area via multiple modes of transportation such as pedestrian, bicycle, public transportation and personal vehicle.

Also:

New development. All of the provisions of the CBD Design Elements shall be applicable to the construction of a new building or structure on a vacant site. The CBD Design Elements are set out in two sections as follows: Sec.50-399 Residential Site Design Standards and Sec. 50-400 Residential Building Design Standards. The Staff Report will address each of these standards and will note when the standards are not met and when an alternative will need to be approved.

Residential Site Design Standards

It should be pointed out that this building is one of a complex of 13 buildings and the design of the replacement building mirrors those of the existing buildings and attempts to reflect that design while trying to meet some of the CBD Design Elements. The following are design elements for residential development and redevelopment.

(1) Front yard treatment.

- a. Intent: To provide a feeling of separation between buildings and the public pedestrian realm so that front yards function as usable outdoor spaces.
- b. Standards:
 1. Required:
 - (i) In new development and redevelopment front yards, including two side property lines and the street lines, shall include at least two of the following transitional elements. Any transitional element over two feet high must be 80 percent transparent.
 - A. Steps;
 - B. Low fences, no more than three feet high;
 - C. Trellises;
 - D. Site furnishings;
 - E. Low hedges, no more than three feet high;
 - F. Landscaped borders; and/or
 - G. Low walls, no more than two feet high, of decorative concrete, masonry or other similar material.

- (ii) Front yards shall include at least one of the following entrance elements between the sidewalk and the building:
 - A. Gateways;
 - B. Archways;
 - C. Canopy;
 - D. Arbor or trellis;
 - E. Variety of paving materials; or
 - F. Pedestrian lighting;
- (iii) Fencing shall be constructed of durable, weather-resistant and vandal resistant materials.

Staff Comments: The proposed design meets the required standards.

(2) Entries facing the street.

- a. Intent: To provide a clearly defined, welcoming, and safe entry for pedestrians to multifamily dwellings, from the sidewalk into the building.
- b. Standards: --
 - 1. Required:
 - (i) Architectural elements shall be used to provide a clearly identifiable and defensible entry visible from the street.
 - (ii) Developments shall include at least two of the following architectural elements:
 - A. Recesses;
 - B. Balconies;
 - C. Articulated roof forms;
 - D. Front porches with a depth of at least eight feet;
 - E. Arches; and/or
 - F. Glass at sides and/or above entry doors.
 - (iii) Developments shall include at least one of the following site furnishings:
 - A. Trellis;
 - B. Awning
 - C. Canopy; or
 - D. Bench with a back
 - (iv) Pedestrian scale lighting and/or lighted bollards shall be provided.
 - (v) Primary building entries shall face the street. If the doorway does not face the street, a clearly marked and well-maintained path shall connect the entry to the sidewalk.

Staff Comments: The proposed building meets the required standards.

(3) Private outdoor space.

- a. Intent: To provide private outdoor spaces that encourages a sense of ownership by residents.
- b. Standards:
 - 1. Required: Apply defensible space and clear entryway principles for multi-family dwellings.

Defensible entry is an industry-specific term that addresses the ability of a person to anticipate a path of travel, its obstruction, and points of vulnerability before moving through the space.

Staff Comments: The proposed building meets the required standard.

(4) Site landscape areas.

- a. Intent: To reinforce the character of the downtown area and the surrounding natural environment through site landscaping.
- b. Standards:
 - 1. Required:
 - (i) All areas not devoted to landscape required by these CBD Design Elements, this chapter, parking regulations, structures or other site improvements shall be planted, or remain in existing native, non-invasive vegetation including drought-tolerant grass.
 - (ii) A minimum 20 percent of plant varieties shall provide year-round color, texture and/or other special interest.

Staff Comments: A landscape plan sheet was submitted with the rest of the plan therefore the proposed design project has met this standard.

(5) Location of parking facilities.

- a. Intent: To maintain a contiguous, active pedestrian street front along streets by locating parking facilities behind buildings.
- b. Standards:
 - 1. Required:
 - (i) Garages and covered parking structures shall be constructed of similar materials and have similar architectural character as the principle building(s) on the property.
 - (ii) New development and redevelopment. Parking facilities shall be located behind buildings. The board of alderman as part of the preliminary site plan may approve an alternative to this design standard.
 - (iii) Where an alternative to this design standard is approved and parking facilities are allowed to remain in front of or beside buildings, parking facilities shall provide a ten-foot wide planting areas between the parking lot and street right-of-way to include:
 - A. A year-round sight barrier;
 - B. Evergreen shrubs;
 - C. Evergreen ground cover; and
 - D. Shrub material maintained at a maximum height of three feet for visibility.
 - (iv) All parking facilities (new development and redevelopment) shall comply with the parking lot standards set forth in this chapter including, but not limited to interior landscape areas, wheel stops, plant material requirements, and number of stalls.
 - (v) The board of aldermen by ordinance must approve any gated parking facilities or gated portions as part of a preliminary site plan.

Staff Comments: The applicant has made considerable effort to increase parking spaces from what currently exists. Even though this is an improvement, but the proposed design, does not meet the requirement as stated in item (iii) above.

(6) Location of driveways.

- a. Intent: To maintain a contiguous, uninterrupted sidewalk by minimizing, consolidating and/or eliminating driveway access off primary pedestrian streets.
- b. Standards:
 - 1. Required:
 - (i) All vehicular driveways shall be located off side streets and alleys unless:

- A. The only means of access to the site is from a primary pedestrian street;
 - B. The development is located at the corner of two primary pedestrian streets;
 - C. The driveway is consolidated (shared) between adjacent developments; or
 - D. The property cannot otherwise be accessed from a side street, alley or shared drive.
- (ii) Where a driveway is allowed on primary pedestrian streets, driveway entrances shall:
 - A. Include an identifying feature, such as a trellis, monument, low wall/column or special landscape treatment; and
 - B. Sidewalk-paving materials/treatment shall be extended across the driveway entrance.
 - (iii) Adjacent developments shall consolidate (share) vehicular driveways where feasible regardless of the type of street on which the driveway is located.
 - (iv) Apply defensible space and clear entryway principles for pedestrian access from driveways and parking areas to the development.
 - (v) If used for identifying features in subsection (6)b.1(ii)A of this section, the combination of walls and shrubs/ground cover shall not exceed a maximum height of four feet, unless all of the following are provided:
 - A. Wall/landscape treatment does not create a safety hazard;
 - B. Any portion of a wall/landscape treatment that is above four feet in height is a minimum 75 percent transparent (i.e., see-through metal railing, trellis, or other similar treatment); and
 - C. Any portion of a wall/landscape treatment that is above four feet in height provides added visual interest, detail and character.

Staff Comments: The applicant is proposing reconstruction of existing driveway on the west side of the building. When the project is completely built, the temporary fencing will be removed and the driveway on the west side of the building will be reopened.

- (7) Parking lot landscape.
 - a. Intent: To reduce the visual impact of parking lots through landscape areas, trellises and/or other architectural features.
 - b. Standards:
 - 1. Required:
 - (i) Parking lot landscape shall be used to reinforce pedestrian and vehicular circulation such as:
 - A. Parking lot entrances;
 - B. Ends of driving aisles; and
 - C. To define pedestrian connections through parking lots.
 - (ii) Low walls (minimum three-feet high) used to screen parking lots shall be made of decorative concrete, masonry or other similar material. Where walls and/or fences are provided, landscape-planting areas may be reduced to a minimum five feet and shall be located adjacent to the public right-of-way.
 - (iii) The combination of walls, fences and shrubs/ground cover shall not exceed a maximum height of four feet, unless all of the following are provided:
 - A. Wall/fence/landscape treatment does not create a safety hazard;
 - B. Portion of wall/fence/landscape treatment that is above four feet in height is a minimum 75 percent transparent (i.e., see-through metal railing, trellis, or other similar treatment); and

- C. Portion of wall/fence/landscape treatment that is above four feet in height provides added visual interest, detail and character suitable to the nature of the downtown area.
- (iv) For any wall or fence above six feet total height, the entire wall/fence façade shall comply with the building design standards set forth in the CBD Design Elements for ground level details, materials, color, etc.
- (v) A minimum five-foot wide landscape planting area shall be provided between parking lots and adjacent developments to include a year-round sight barrier and meeting the requirements for parking lot landscape proved in this chapter.

Staff Comments: A new parking area is being proposed, the submitted landscape plan either does not have adequate information or does not meet the CBD Design Element Standards. Area of concerns are items (ii), (iii), (iv), (v).

(8) Parking facility lighting.

- a. Intent: To provide way-finding lighting to define pedestrian areas and promote public safety.
- b. Standards:
 - 1. Required:
 - (i) Lighting located within parking facilities shall be between 15 and 20 feet in height except where the lighting is intended to be used for pedestrian purposes as indicated in subsection (8) b.2(i) of this section.
 - (ii) In addition to parking facility lighting, pedestrian scale lighting shall be a maximum 14 feet in height.
 - (iii) Pedestrian scale lighting and/or bollard lighting shall be used to further define pedestrian walkways, crosswalks, connections to public right-of-way and/or other pedestrian areas within or besides parking facilities.
 - (iv) All lighting (parking lot and pedestrian scale) shall be shielded from the sky and adjacent properties and structures, either through exterior shields or through optics within the fixture. No light projection should extend higher than horizontal from the light fixture.
 - (v) All lighting (parking facility and pedestrian scale) shall reinforce the character of the downtown area and should complement other light fixtures through color, style and/or other architectural features of adjacent developments.

Staff Comments: A new parking area is being proposed with new parking layout, but the plan lacks the necessary information, or the proposed design does not meet the requirements of Central Business District Design Elements.

(9) Courtyards, plazas and open space.

- a. Intent: To reinforce the pedestrian nature of the downtown area by creating usable open space for pedestrians.
- b. Standard:
 - 1. Required:
 - (i) Where provided, pedestrian spaces shall be visible and accessible to the public.
 - (ii) Plazas, courtyards, green spaces and other pedestrian areas shall include landscaping and pedestrian scale lighting.

Staff Comments: Open space as defined by the zoning ordinance means the lot area unoccupied by buildings, parking areas and driveways which is either landscaped or developed for recreational

use by the occupants of the premises. The required open space is 116,201 square feet and the complex provides 61,777 square feet. The proposed design does not meet the required standard.

Pedestrian connections.

- a. Intent: To create a network of linkages for pedestrians, including locating building entrances in closer proximity to sidewalks than in other areas of the city.
- b. Standards:
 - I. Required:
 - (i) Clearly defined pedestrian connections shall be provided;
 - (ii) Between a public right-of-way and building entrances when buildings are not located directly adjacent to the sidewalk; and
 - (iii) Between parking lots and building entrances;
 - (iv) Pedestrian connections shall be separated from vehicular traffic in a combination of two or more of the following ways:
 - A. A six inch vertical curb, except where walkways cross vehicular travel lanes where sidewalk ramps are necessary;
 - B. A trellis, railing, bollard, special paving, low seat well and/or other architectural features;
 - C. A continuous landscape area that is a minimum six feet wide on at least one side of the walkway, except where walkways cross vehicular travel lanes; and/or
 - D. Where a walkway abuts a driving aisle within a parking area, a minimum six-foot wide landscape area shall be provided between the walkway and the driving aisle.
 - (v) Where walkways abut a public right-of-way, a minimum six-foot wide landscape area shall be provided between the walkway and the public right-of-way.
 - (vi) Pedestrian connections shall be reinforced with pedestrian scale lighting (maximum 14-inch height), bollard lighting, accent lighting or a combination thereof to aid in pedestrian's way-finding.
 - (vii) Pedestrian connections that cross driveways or other vehicular or bicycle access shall be marked by using continuous sidewalk material consisting of either brick, paver bricks, stone or concrete that is stamped and colored throughout.
 - (viii) Pedestrian connections shall:
 - A. Include clear sight lines to building entrances;
 - B. Be not less than five feet wide;
 - C. Connect to adjacent walkways; and
 - D. Be of the same color, texture and treatment as adjacent walkways.
 - (ix) Landscaping shall consist of drought-tolerant plantings such as evergreens, deciduous trees and shrubs, and decorative grasses. A minimum 20 percent of varieties shall provide year-round color, texture and/or other special interest. Shrubs shall be maintained at a maximum three-foot height for visibility.

Staff Comments: The landscape plans do not show the minimum requirement such as items (iv) and (v). There are no sidewalks on 60th Street, so it probably is not practical to require a sidewalk on this property. It should be pointed out, however, with the high density of this project the applicant should construct sidewalks on both sides of 60th Street and around the cul-de-sac as a future improvement.

Sec. 50-400. Residential Building Design Standards.

- (a) Bulk of buildings.
 - (1) Intent: To reduce the apparent bulk of buildings by breaking them down into smaller components that is visually consistent with a pedestrian scale:
 - (2) Standards; required:
 - a. Walls facing streets shall be modulated with bays and recesses at least eight feet wide and no more than 25 feet wide and at least three feet deep.
 - b. Modulation shall extend to the roof, except at balconies. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.
- (b) Articulation and overall massing of buildings.
 - (1) Intent: To provide visual variety along the street.
 - (2) Standards:
 - a. Required:
 - 1. Buildings shall include articulation along the facades facing and visible from public rights-of-way. Flat blank walls are discouraged.
 - 2. Horizontal facades longer than 25 feet shall be articulated into smaller units, reminiscent of the residential scale of the neighborhood. At least two of the following methods shall be included:
 - (i) Distinctive roof forms;
 - (ii) Changes in materials;
 - (iii) Window patterns; and/or
 - (iv) Color differentiation
 - b. Encouraged: Additions or alterations to existing buildings with unique architectural interest should be made sensitively and in keeping with the buildings original architectural style.

Staff Comments: The proposed building is similar to the buildings that were built in the seventies rather than the original buildings that were built in the mid-sixties. The sixties buildings were flat facades with no articulation. The proposed building with the balconies and a variety of materials provide more interest than the original building, but still does not meet the Design Standards and the applicant is requesting approval of a design alternative.

- (c) Upper level step backs.
 - (1) Intent: To enhance views of the surrounding area and to increase sunlight penetration to the public sidewalk.
 - (2) Standards:
 - a. Required: Multi-story buildings shall include step backs a minimum of four feet deep above the second level. Step backs shall be provided at every two floors minimum.

Staff Comments: The proposed building plans does not show upper level step backs. Since this building is a part of a larger complex, providing upper level step backs would not be consistent with the rest of the complex and the applicant is requesting approval of a design alternative.

- (d) Addressing the corner.

Staff Comments: This standard is not applicable since the building is not on a corner location.

- (e) Pitched roof forms.
 - (1) Intent: To maintain and enhance the image and character of the Raytown CBD and its residential neighborhoods.
 - (2) Standards:

- a. Required:
 - 1. All structures shall incorporate pitched roof forms having slopes between 4:12 and 12:12, except that structures located in the town square neighborhood, may have a flat roof that shall include extended parapets and projecting cornices to create a prominent edge, when viewed against the sky from an adjoining street, parking area, public open space, or pedestrian connection.
 - 2. Rooftop mounted equipment, vents and flues (other than chimneys) shall be screened so that they are not visible from ground level on neighboring properties.
 - (i) Rooftop mechanical equipment screens shall be required at a height that is as high or higher than the rooftop equipment being screened.
 - (ii) Screening shall be provided in a manner that is architecturally integral to the overall appearance of the building.
 - (iii) The use of parapet walls or specially designed rooftop penthouse enclosures is the preferred methods of screening for rooftop mechanical equipment.
 - (iv) Partition screens are generally less desirable for screening purposes. However, when using partition screens, the use, design, and material of the screen should blend with the building architecture and create massing hierarchy that projects the same high quality appearance as the building façade.
 - (v) The number of vents and flues shall be kept to a minimum and located in a manner to not be visible. On sloped roof structures, vents and flues shall be incorporated into architectural features or painted to blend with the roofing material.
 - (vi) The board of aldermen as part of the preliminary site plan may approve an alternative to this design standard, provided that in addition to the other criteria for approval of an alternative, the board of aldermen must also determine that one of the following exception criteria is valid.
 - A. A building is located at a higher elevation in relation to surrounding properties and it is demonstrated that rooftop equipment will not be visible.
 - B. A building is located in the middle of an industrial park and rooftop equipment is not visible from arterial roadways, residential properties, nor will it have a negative impact upon any sensitive areas or scenic views or vistas.
 - C. A building is sited in a manner where the location and setback of rooftop equipment from the building edge in relation to the elevation and visibility of surrounding properties is such that the equipment will not be visible from any distance and additional screening measures are not required.

Staff Comments: The proposed building does not have a pitched roof as required but has a flat roof similar to the other buildings in the complex. The applicant will need to demonstrate that the roof mounted equipment, vents, etc. will not be visible from the street or other adjacent properties. A roof top plan has not been submitted that shows the location of HVAC units, vents, etc. along with the height of these items and how they will be screened. The applicant is requesting approval of the flat roof as a design alternative.

- (f) Materials/architectural details.
 - (1) Intent:
 - a. To encourage creative expression through diversity of architectural style that enlivens the street.

- b. To ensure a standard of quality that will be easily maintained and cared for over time.
- c. To encourage the use of materials appropriate to residential development and details that reduce the bulk of larger buildings.

(2) Standards:

- a. Required:
 - 1. Facades facing a street shall be constructed of durable and maintainable materials. Materials that have texture, pattern and lend themselves to quality detailing include:
 - (i) Brick;
 - (ii) Stone;
 - (iii) Stucco (Dryvit or EIFS);
 - (iv) Marble;
 - (v) Ceramic;
 - (vi) The board of aldermen as part of the preliminary site plan may approve an alternative to this design standard.
 - 2. Architectural accents and projections on facades facing street and facades not facing a street may be constructed of durable and maintainable materials other than those listed in subsection (1) of this section such as:
 - (i) Wood;
 - (ii) Vinyl;
 - (iii) Masonite;

Staff Comments: The proposed building has brick and wood on all four sides which is consistent with the other 10 buildings in the complex but does not meet the required standard and the applicant is requesting approval of a design alternative.

- (g) Ground level details (when ground floor is commercial).

Staff Comments: This standard is not applicable to this project.

- (h) Concealing structured parking.

Staff Comments: This standard is not applicable to this project.

In addition to above design standards, the properties located in a High-Density Residential District.

Sec. 50-167- High Density Residential District (R-3). The purpose of this district is to provide quality apartment development in a higher density setting, while ensuring that livability, property values; open spaces, safety and the general welfare will be sustained.

(F) Lot Area per household. The minimum lot area shall be 2,500 square feet for each of the units in a triplex or fourplex dwelling building and 2,000 square feet for each apartment in an apartment building of five or more units.

Staff Comments: The R-3 District requires 2,000 square feet of lot area per dwelling unit in apartment buildings that have more than five dwelling units. Including the proposed building, the complex would have 156 apartments and would require a site of 312,000 square feet. The existing complex has 211,180 square feet which is 100,726 square feet less than the requirement. The proposed design does not meet the required standard.

(g) Size of dwelling. Every dwelling hereafter erected, constructed, reconstructed or altered in R-3 district shall have a minimum habitable floor area, excluding basements, open and screened porches and garages, of not less than 700 square feet for each multi-household dwelling unit.

Staff Comments: The proposed design meets the required standards.

STAFF RECOMMENDATION

This is a difficult analysis because the proposed building is in a larger complex and is not a stand-alone structure. The purpose of the CBD Design Elements is to upgrade the quality of development over a period of time as redevelopment occurs. At the same time, in this situation, the applicant desires to have the building be similar in design to the other buildings in the complex.

The proposed building does not meet many of the standards contained in the Central Business District Design Elements; the proposed project provides additional parking spaces, which is an increase of 66 off-street parking (site plan page L1); the lot area per household is 69% (site plan page L1) of the ordinance requirement; the proposed minimum open space is only 31% (site plan page L1) compared to the required 55%; the entire development needs significant maintenance (painting of trim, replacing landscaping that has been removed around the buildings, repairing light poles and cleaning up the debris throughout the property).

Open space and parking spaces are two of the requirements that the proposed design does not meet the Central Business District Design Elements. Unfortunately, the two requirements are intertwined in a manner that one will affect the other. In the spirit of compromise staff does not have any objection to the proposed design regarding open spaces and parking spaces.

The Planning Commission may recommend approval, approval with conditions or denial. If the Planning Commission recommends approval, staff recommends the following conditions be required:

1. That the applicants prepare a detailed site plan for the building incorporating as many features as possible in the "Front Yard Treatment" standards.
2. That the applicant adds elements of the "Private outdoor Space" standards to the detailed site plan.
3. The provided preliminary site plans does not have adequate information for staff to make any recommendations or the proposed design does not meet the requirements of this section of Central Business District Design Elements.
4. The proposed design showing the existing plaza area on the east side of the proposed building will be eliminated, this is a requirement for "Courtyards, Plazas and open space" in the complex and a design alternative be approved to a usable space for the tenants.
5. That a sidewalk be provided from the entrance walk to the driveway on the West side and from the entrance walk to the common area on the East. These need to be shown on the detailed site plan along with other requirements of the "Pedestrian Connections" standards.
6. That a design alternative be approved for the "Bulk of buildings" standards so that the proposed building is similar in design to the 10 other buildings in the complex.

7. That the "upper level step backs" not be required because they would appear much different than the rest of the buildings in the complex and a design alternative be approved.
8. That the flat roof be approved as a design alternative subject to proposed screening of the roof mounted equipment, vents, etc. The applicant shall submit a roof plan showing the location of all equipment, vents, etc. for review by City Staff and a design alternative be approved.
9. Per Public Works requirements, Civil Plans, Grading Plan, Sheet 1 of 2 – The proposed storm line extension and the proposed rip-rap is not upon Somerset's property but is on the neighboring Jackson County Railroad right-of-way. These improvements must remain on Somerset Village Apt. property.
10. Per Public Works requirements, a storm drainage study will still need to be submitted for review by staff.
11. No building permit will be issued before the final engineered site plan submitted.
12. No Certificate of Occupancy will be issued until all requirements of this section have been met.
13. That the requirements of all the previous conditions be shown on revised drawings. The applicant shall submit five copies of the revised plans at full scale for review and approval by the Director of Community Development prior to the Final Site plan being submitted to the Planning Commission. Additional copies of the plans will be required for the Planning Commission.

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

The following checklist is to be completed by the applicant and submitted with the Preliminary Site Plan. The Preliminary 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 Preliminary 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: Somerset Village

STREET ADDRESS OF PROPOSED DEVELOPMENT: 9811/13 E. 60th Street

Current Zoning of Property: R-3 **Proposed Zoning of Property:** R-3

Proposed Use of Property: Garden Apartments

APPLICANT: Polsinelli PC / Curtis Petersen

Address: 6201 College Boulevard, Suite 500, Overland Park, KS 66211

Phone: (913) 234-7458 Fax: (913) 451-6205

E-Mail: cpetersen@polsinelli.com

PROPERTY OWNER: KM-T.E.H. Realty 4, LLC / Michael Fein

Address: 645 Penn Street, Reading, PA 19601

Phone: (816) 581-6330 Fax: ()

E-Mail: toffice8@tehmngmnt.com

ARCHITECT: A3G Architects / Aimee Gray

State of MO. Registration No. 2007019924

Address: 15 S. Main Street, Liberty, Missouri 64068

Phone: (816) 581-6330 Fax: ()

E-Mail: agrav@a3garchitects.com

ENGINEER: Kaw Valley Engineering / Coby Crowl

State of MO. Registration No. _____

Address: 8040 N. Oak Trafficway, Kansas City, Missouri 64118

Phone: (816) 468-5858 Fax: ()

E-Mail: cobyc@kveng.com

LANDSCAPE ARCHITECT: _____

State of MO. Registration No. _____

Address: _____

Phone: () _____ Fax: () _____

E-Mail: _____

THE FOLLOWING MUST ACCOMPANY THIS PRELIMINARY SITE PLAN CHECKLIST IN ORDER TO BE PROCESSED:

1. Preliminary Site Plan Checklist
2. 8 folded & collated copies of the Preliminary 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. N/A Traffic Impact Study (See Section C) or sign off sheet from Director of Public Works.
6. 1 Set of the Preliminary Site Plan, exterior building elevation drawings; and landscape plan reduced to 8½ x 11.
7. An electronic copy (pdf) of the preliminary site plan, exterior building elevation drawings; and landscape plan.
8. N/A A statement as to whether public utilities are available to the property.
9. N/A An analysis of the capacity of the sanitary sewer receiving system.
10. To the extent that any permitted alternative to the applicable design standards or underlying zoning district regulations is proposed, a narrative stating the section under which the alternative is permitted and an explanation of why the alternative should be approved.

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.

Curtis Potts Date: 8/3/2018
Applicant's Signature

☺ Date: 8/2/2018
Property Owner's Signature



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

PRELIMINARY SITE PLAN PERMIT

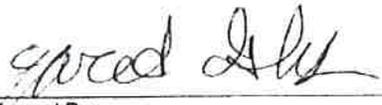
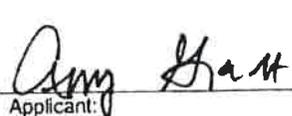
PERMIT #: 20182481	DATE ISSUED: 8/31/2018
	MUST COMMENCE BY: 8/30/2019
JOB ADDRESS: 9811 E 60TH ST	LOT #:
SUBDIVISION:	BLK #:
OWNER: KM TEH REALTY 4 LLC	APPLICANT: POLSINELLI
ADDRESS: 645 PENN STREET	ADDRESS: 6201 COLLEGE BOULEVARD
CITY, STATE ZIP: READING PA 19601	CITY, STATE ZIP: OVERLAND PARK KS 66211
PHONE: 816-581-6330	PHONE: 913-234-7458
ARCHITECT: A3G ARCHITECTS	ENGINEER: KAW VALLEY ENGINEERING
ADDRESS: 15 S MAIN STREET	ADDRESS: 8040 N OAK TRAFFICWAY
CITY, STATE ZIP: LIBERTY MO 64068	CITY, STATE ZIP: KANSAS CITY MO 64118
PHONE: 816-581-6330	PHONE: 816-468-5858
VALUATION: \$ 0.00	
SQ FT: 0.00	
OCCP TYPE:	
CNST TYPE:	
DESCRIPTION OF WORK:	

FEE CODE	DESCRIPTION	AMOUNT
PZ-10	SITE/DEVELOPMENT PLAN-STAFF REVIEW	\$ 300.00
TOTAL		\$ 300.00

Inspection Information

- All inspections require two working days (48 hours) advance notice.
- Inspections must be scheduled and approved before covering any work.
- 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: 8/31/2018 Applicant: _____ Date: 9/12/2018

DATE : 09/10/2018 9:47 AM
OPER : DPA
TKBY : Community Developmen
TERM : 35
REC# : R00218372

EG EnterGov 304.00
INV-00001120 304.00

Paid By:Peterson, Curtis (Polsinelli)
2-CHK 304.00 REF:17296

APPLIED 304.00
TENDERED 304.00
CHANGE 0.00



Plat Receipt

CHANGE 0.00
TENDERED 300.00
APPLIED 300.00

Paid By:Peterson, Curtis (Polsinelli)
2-CHK 300.00 REF:17295

EG EnterGov 300.00
INV-00001118 300.00

DATE : 09/10/2018 9:45 AM
OPER : DPA
TKBY : Community Developmen
TERM : 35
REC# : R00218363



SITE PLAN
Receipt



Community Development Department
10000 East 59th Street
Raytown, Missouri 64133
(816) 737-6014
www.raytown.mo.us

September 10, 2018

Notice of Public Hearing

The Department of Community Development has received a preliminary site plan application for a new apartment building at the Somerset Village apartment complex in Raytown, Missouri.

A public hearing to consider this preliminary site plan application will be held by the City of Raytown Planning & Zoning Commission **at 7:00pm on Thursday October 4, 2018.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described preliminary site plan application **at 7:00pm on Tuesday, November 6, 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 the public hearing to ask questions and provide comment regarding this proposed Final Plat application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6093 or by e-mail at rayh@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.



Community Development Department

10000 E 59th Street
Raytown, MO 64133-3993

Application Review

August 8, 2018

Project	Somerset Village
Applicant	Polsinelli
Zoning	R-3

Ms. Grant,

The City of Raytown Community Development Department has reviewed the Preliminary Site Plan and Final Plat applications for Somerset Village. Both applications have incomplete or missing items that will need to be provided in order to accept the applications and begin our formal review process.

Preliminary Site Plan – Incomplete / Missing Items

- Preliminary Site Plan Checklist – All items need to be shown on plans.
- Title Report.
- Traffic Impact Study or sign off sheet from Director of Public Works.
- One set of plans scaled down to 8 ½ x 11.
- Statement as to whether public utilities are available at the property.
- Analysis of the capacity of the sanitary sewer receiving system.
- To the extent that any permitted alternative to the applicable design standards or underlying zoning district regulations is proposed, *a narrative stating the section under which the alternative is permitted and an explanation of why the alternative should be approved.*

Final Plat – Incomplete / Missing Items

- Final Plat Checklist – All items need to be shown on plat.

Because these applications were turned in with incomplete and missing items with little time for application review before the 12:00 PM deadline on August 3rd, they will not be placed on the September 6th Planning and Zoning Commission agenda. If all of these items are turned in completely and in full by **Friday, August 31, 2018 at 12:00 PM** (or before to ensure enough time to check for application completion), your applications will be placed on the agenda for the October 4, 2018 Planning and Zoning Commission.

Sincerely,

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



Community Development Department

10000 E 59th Street
Raytown, MO 64133-3993

Application Review

August 29, 2018

Project	Somerset Village
Applicant	Polsinelli
Zoning	R-3

Ms. Grant,

It has come to our attention that the preliminary site plan and preliminary plat that have been turned in to us do not match the corresponding preliminary site plan and preliminary plat checklists that you have turned in. Several of the items that have been checked off as "yes" on the checklist are not actually present on the plans.

Please be sure that the preliminary site plan and preliminary plat checklists match what has actually been shown on the corresponding plans. We have sent you these checklists of items that need to be on the plans but they are also listed within our city ordinances as follows;

Preliminary Site Plan – Sec. 50-520.

Preliminary/Final Plat – Sec. 38-6.

If all of these items are turned in completely and in full by **Friday, August 31, 2018 at 12:00 PM** (or before to ensure enough time to check for application completion), your applications will be placed on the agenda for the October 4, 2018 Planning and Zoning Commission.

Sincerely,

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



Community Development Department

10000 E 59th Street

Raytown, MO 64133-3993

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

Planning & Zoning Review

September 7, 2018

Case Number	PZ 2018-09
Project	Somerset Village
Applicant	Polsinelli
Zoning	R-3

Polsinelli:

Thank you for submitting the site plan for the proposed apartment building in Somerset Village. The Joint Review Committee has reviewed the Preliminary Site Plan, Grading Plan and Access/Circulation Plan that was submitted on August 31st, 2018.

Staff has the following comments regarding this application:

Community Development's Comments:

1. **The seal of a design professional licensed in the state is needed.**
2. All existing and proposed internal and adjacent rights-of-way, including location, width, centerline, curb cuts median breaks, turning lanes and radii needs to be labeled.
3. All existing and proposed internal and adjacent private drives, including location, width, centerline, curb cuts, median breaks, turning lanes and radii needs to be labeled.
4. All existing and proposed, internal and adjacent, public and private sidewalks, bicycle paths and trails and pedestrian ways, including location and width needs to be labeled.
5. All existing or proposed public or private easements, including location, width and centerline needs to be included.
6. All existing and proposed buildings or structures, including location, dimensions, number of stories and area needs to be included.
7. All distances between buildings, building s and property lines, and building and parking areas needs to be included.
8. Dimensions of parking spaces needs to be included.
9. All existing and proposed screening, buffering and or open spaces.
10. All existing and proposed storm water collection, detention, and retention facilities, including location, dimensions, and capacity.
11. Typical elevations of all existing and proposed buildings and structures, including exterior building / structure materials and roofing materials.
12. All existing and proposed landscaping, on a separate landscaping plan, including size, species, location and number.
13. All existing and proposed trash enclosures, including location, dimensions and materials.
14. The location and size of all utilities needs to be included on the landscape plan.
15. Notation of all areas to be seeded or sodded needs to be included on the landscape plan.
16. Location, size and materials to be used for all screening and/or outside trash enclosure areas needs to be included on the landscape plan.
17. All dimensions of buildings and setbacks need to be shown. Without this information, we are unable to confirm the Height, area and yard regulations per **Sec. 50-167.**

18. CBD Design Standards need to followed per **Sec. 50-399.**
19. What is the size of the dwellings inside the proposed building?

Public Works' Site Plan Comments – Jason Hanson, 816-7373-6067 or jasonh@raytown.mo.us

1. At what point will the City be getting the formal Site plan.
2. The site plan and landscape plan need to be submitted on separate sheets.
3. On the legend, add existing water meter and proposed water meter.
4. Show the existing sanitary sewer main lines and manholes.
5. Show the existing water main location. It is our understanding that the existing water main line is a foot or 2 behind the south curb of 60th Street.
6. Does this preliminary site plan depict that 60th Street is being widened to the south? The Raytown Water Company has stated that they want to keep their main in the grass area, and not under pavement or curbing.
7. Show the 60th Street existing width, and proposed pavement width.
8. The note "new water easement" should be a Utility Easement.
9. The Right-of-Way vacation and proposed utility easement should extend all the way to the cul-de-sac, to include the existing sanitary sewer main line. Show this on all other sheets too.
10. Show the existing Right-of-Way width, and proposed Right-of-Way width of 60th Street.
11. Are all of the new parking areas going to have concrete curbing around the perimeter?
12. The area of vacated Right-of-Way is shown as 23'6". The Wilson View 2nd Plat shows it as 24'.
13. The Parking box on the left shows proposed at 24 + 27, but the drawing shows 26 and 25.
14. If the Right-of-Way on the north side of 60th Street is vacated and becomes private property, is this increase in property size added to the calculations in the other 2 boxes on the left?

Public Works' Grading Plan Comments:

1. The sanitary sewer main line and manholes is not shown in the correct location, it should be shown a little further to the north of 60th Street.
2. How will storm drainage be handled with all of the new parking areas having concrete curbing around the perimeter?
3. How will the existing storm pipe system be extended and discharged?
4. How will the increased storm water runoff be detained and managed?

Public Works' Access/Circulation Plan Comments:

1. This sheet shows a 39' Right-of-Way, and the Wilson View 2nd Plat shows it as 40' Right-of-Way.

Please provide all requested info by **12:00 PM Thursday, September 13th** to ensure that the case remains on the October 4, Planning and Zoning Commission agenda.

Sincerely,

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



6201 College Boulevard, Suite 500, Overland Park, KS 66211 • (913) 451-8788

September 13, 2018

Curtis J. Petersen

Via Hand Delivery

(913) 234-7458
(816) 572-5313 Direct Fax
cpetersen@polsinelli.com

Ray Haydaripoor
Director, Community Development Dept.
10000 E. 59th Street
Raytown, Missouri 64133

Re: Somerset Village – PZ 2018-09/PZ 2018-10

Dear Mr. Haydaripoor,

Please find enclosed written responses to City staff's comments to the above-captioned preliminary site plan and final plat applications as set forth in two separate letters both dated September 7, 2018 (the "Staff Letters"). Also enclosed are updated plan submittals incorporating same.

As discussed earlier this week, we want to reaffirm our appreciation for City staff's work with the applicant and its project team to determine a mutually acceptable design and procedural path forward for the restoration of Somerset Village. During that time, we have made great progress in designing a plan that will both restore and enhance Somerset Village to make it a better community for its residents and the City generally, as well as in identifying an approval process that is pragmatic and workable under the circumstances.

As we discussed, the enclosed preliminary plan and final plat address all of the comments set forth in the Staff Letters, with the exception that the plans are not fully engineered and stamped. Given the legal complexity and somewhat unique circumstances stemming from the partial casualty event involving what is a multi-building project with multiple legal non-conformities due to its age, this approach allows staff, the Planning and Zoning Commission, and the Board of Aldermen to review and consider the detailed (but un-stamped) proposed plans and legal approach before the project owner invests an additional tens of thousands of dollars in final engineering of the plans. If the preliminary site plan is approved by the Board of Aldermen, the final site plan application will include all final engineering.

Thank you again for your time over the last six months. We look forward to working with you to bring the plan approvals to a successful conclusion soon so that we can complete the renovation and enhancement of the project as soon as possible.

polsinelli.com

Atlanta Boston Chattanooga Chicago Dallas Denver Dunkirk Edwardsville Houston Jefferson City Kansas City Los Angeles Nashville
New York Overland Park Phoenix Raleigh St. Joseph St. Louis San Francisco Seattle Silicon Valley Washington, D.C. Wilmington
Polsinelli PC, Polsinelli LLP in California

093730/590809-65212828.1



September 13, 2018
Page 2

Sincerely,

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

Curtis J. Petersen

CJP:jlh
Enclosures

September 13, 2018
Response to Staff Comment Letter dated September 7, 2018:
Case No.: PZ2018-09

Community Development's Comments:

1. The seal of a design professional licensed in the state is needed. *Response: Sealed site plans will be provided with final development plan submittal.*
2. All existing and proposed internal and adjacent rights-of-way, including location, width, centerline, curb cuts median breaks, turning lanes and radii needs to be labeled. *Response: The items are labeled as shown on Civil Plan - Grading Plan, Architect Site Plan, and on the Civil Plan – Access and Circulation Plan Sheet.*
3. All existing and proposed internal and adjacent private drives, including location, width, centerline, curb cuts, median breaks, turning lanes and radii needs to be labeled. *Response: The items are labeled as shown on Civil Plan - Grading Plan, Architect Site Plan, and on the Civil Plan – Access and Circulation Plan Sheet.*
4. All existing and proposed, internal and adjacent, public and private sidewalks, bicycle paths and trails and pedestrian ways, including location and width needs to be labeled. *Response: The items are labeled as shown on Civil Plan - Grading Plan, Architect Site Plan, and on the Civil Plan – Access and Circulation Plan Sheet.*
5. All existing or proposed public or private easements, including location, width and centerline needs to be included. *Response: The items are labeled as shown on Civil Plan - Grading Plan, Architect Site Plan, and on the Civil Plan – Access and Circulation Plan Sheet.*
6. All existing and proposed buildings or structures, including location, dimensions, number of stories and area needs to be included. *Response: Drawing has been updated. L1*
7. All distances between buildings, buildings and property lines, and building and parking areas needs to be included. *Response: Drawing has been updated. L1*
8. Dimensions of parking spaces needs to be included. *Response: A typical stall is dimensioned in each new parking area. L1 and L2*
9. All existing and proposed screening, buffering and or open spaces. *Response: Open spaces and landscape are indicated on the Site Plan. L1*
10. All existing and proposed storm water collection, detention, and retention facilities, including location, dimensions, and capacity. *Response: The items are labeled and shown on Civil Plan - Grading Plan and on the Civil Plan – Access and Circulation Plan Sheet. The location of the utilities is based on a field visit and measurements taken in the field. The proposed storm pipe is to extend the pipe past the new parking area to the west. Detention has been reviewed and presented in the storm water letter submitted as part of the original submittal. Anticipated storm volume is 4,000 cf for the 100-year storm and will be located in the parking lot adjacent to the new building.*
11. Typical elevations of all existing and proposed buildings and structures, including exterior building structure materials and roofing materials. *Response: Photos of all existing building have been provided in a separate document entitled "Somerset Village – Existing Elevations.pdf". Building elevations for the new proposed building have been provided.*
12. All existing and proposed landscaping, on a separate landscaping plan, including size, species, location and number. *Response: Drawing has been moved to a separate sheet. Per phone conversation with Ray Haydaripoor on August 30, 2018 only the disturbed area around the new building needs to be addressed. L2*

13. All existing and proposed trash enclosures, including location, dimensions and materials. *Response: Drawing has been updated. L1*
14. The location and size of all utilities needs to be included on the landscape plan. *Response: Locations are noted on the plan. Per phone conversation with Ray Haydaripoor on August 30, 2018 sizes do not to be noted at this time. L2*
15. Notation of all areas to be seeded or sodded needs to be included on the landscape plan. *Response: Notes 2 and 3 on the Landscape Plan address all areas not noted as covered otherwise should be addressed with seed or sod. L2*
16. Location, size and materials to be used for all screening and/or outside trash enclosure areas needs to be included on the landscape plan. *Response: No trash enclosures are within the area required to be shown on the Landscape Plan. No screening is required within the Disturbed Area of Work.*
17. All dimensions of buildings and setbacks need to be shown. Without this information, we are unable to confirm the Height, area and yard regulations per Sec. 50-167. *Response: Drawing has been updated. L1*
18. CBD Design Standards requirements need to be followed per Sec. 50-399. *Response: The Preliminary Site Plan Design for this site meets the requirements set for in CBD Section 50-399 Items 1-4 and 7-10.*
Item 5 – Location of Parking – This design proposes the parking to the side of the building per site constraints. A landscape bed between the parking area and ROW is provided and landscaped per the standards. L2
Item 6 – Drive Location – This design proposes an additional curb cut from 60th Street as this is the only access. 60th Street dead ends internal to this development and is not a primary pedestrian or vehicular street.
19. What is the size of the dwellings inside the proposed building? *Response: 10 units @ 740sf – 1 unit @ 1040sf.*

Public Works' Site Plan Comments: Jason Hanson

1. At what point will the City be getting the formal Site plan? *Response: Sealed site plans will be provided with final development plan submittal.*
2. The site plan and landscape plan need to be submitted on separate sheets. *Response: Drawings have been updated. L1 and L2*
3. On the legend, add existing water meter and proposed water meter. *Response: Drawing has been updated. L2*
4. Show the existing sanitary sewer main lines and manholes. *Response: The existing sanitary sewer lines and manholes are shown on Civil Plan – Grading Plan.*
5. Show the existing water main location. It is our understanding that the existing water main line is a foot or 2 behind the south curb of 60th Street. *Response: The project team met with the Water Department on site to review the location of the water line. It was determined in the field the main is 2'-0" to 2'-6" behind the south curb line. This is what is shown on the Civil Plan – Grading Plan.*
6. Does this preliminary site plan depict that 60th Street is being widened to the south? The Raytown Water Company has stated that they want to keep their main in the grass area, and not under pavement or curbing. *Response: It is anticipated that the road will be widened 2'-0" to the south to accommodate a requirement of the Fire Department to have 26'-0" curb to curb drive lane width. Coordination will occur with the Water Company to determine what needs to be done with this request, if any.*

7. Show the 60th Street existing width, and proposed pavement width. *Response: The existing and proposed pavement widths are shown on the Civil Sheet – Grading Plan.*
8. The note "new water easement" should be a Utility Easement. *Response: Drawing has been updated. L1*
9. The Right-of-Way vacation and proposed utility easement should extend all the way to the cul-de-sac, to include the existing sanitary sewer main line. Show this on all other sheets too. *Response: Drawing has been updated. L1*
10. Show the existing Right-of-Way width, and proposed Right-of-Way width of 60th Street. *Response: Existing Right-of-Way is 50' and proposed Right-of-Way is 40'.*
11. Are all of the new parking areas going to have concrete curbing around the perimeter? *Response: Response: Yes. The curbs will be CG-1 and have curb cuts along the west side for storm water management.*
12. The area of vacated Right-of-Way is shown as 23'6". The Wilson View 2nd Plat shows it as 24'. *Response: The area of vacated Right-of-Way is 10'-0".*
13. The Parking box on the left shows proposed at 24 + 27, but the drawing shows 26 and 25. *Response: The calculations indicate 24 existing on street spaces + 27 new on street spaces = 51 spaces. The drawing indicates the location of those spaces in blocks of 26 and 25 = 51 spaces.*
14. If the Right-of-Way on the north side of 60th Street is vacated and becomes private property, is this increase in property size added to the calculations in the other 2 boxes on the left? *Response: Yes. As indicated in the calculations the existing lot area was 211,180sf, with the vacated area the new lot area is 217,944sf.*

Public Works' Grading Plan Comments:

1. The sanitary sewer main line and manholes is not shown in the correct location, it should be shown a little further to the north of 60th Street. *Response: This has been modified in the Civil Sheets based on a site visit.*
2. How will storm drainage be handled with all of the new parking areas having concrete curbing around the perimeter? *Response: A storm water management letter was submitted as part of the original submission of the project. Roughly 4,000 cf of detention is needed for the 100-year storm, is anticipated to be underground, and located in the parking area adjacent to the proposed building. Water will be directed to the chamber from the building and parking lot. Overflow from the chamber will flow across the parking and discharge to the west through curb cuts. Rip-rap will be placed at the curb cuts to minimize velocity of water to acceptable speed.*
3. How will the existing storm pipe system be extended and discharged? *Response: The existing pipe located at the southwest corner of the site will be extended past the proposed parking area and discharge to the west. Rip-rap will be placed at the outlet to minimize water velocity.*
4. How will the increased storm water runoff be detained and managed? *Response: Per the storm water report, underground detention will be utilized. Water will discharge out of it to an existing area inlet for discharge to the west side of the property.*

Public Works' Access/Circulation Plan Comments:

1. This sheet shows a 39' Right-of-Way, and the Wilson View 2nd Plat shows it as 40' Right-of-Way. *Response: The plans have been reconciled between the Plat, Civil Sheets and the Architectural Sheets showing the right-of-way width for existing as 50 feet and proposed as 40 feet.*



Community Development Department

10000 E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6014 Fax: 816-737-6164

September 14, 2018

Polsinelli:

We have received your final plat and preliminary site plan revisions and will be moving ahead with the Planning and Zoning Commission processes. Both items will be heard at the **October 4th 2018** PZ meeting. However, there are still several deadlines that will need to be met before the public hearing.

Today (Friday 9/14/18), the Community Development Department will be sending the City Clerk a Notice of Public Hearing to be published in the newspaper announcing that these cases will be heard at the October 4th PZ meeting.

Also, by the end of the day today (Friday 9/14/18), the Community Development Department will send you the addresses of property owners within 185 feet of the project site. It will then be your responsibility to invite these property owners to a neighborhood meeting. The invitation should provide a brief description of the application and will state the time, date and location for the meeting. You are more than welcome to host the neighborhood meeting at Raytown City Hall in our council chambers. Please, contact the Community Development Department to reserve a date and time for the council chambers before sending out the invitation to the surrounding properties.

This invitation must be sent in the mail to the addresses we provide you with by **Monday 9/17/18**. The neighborhood meeting must be held no later than 4:00 PM on **Thursday 9/20/18**. A summary of who attended the meeting (sign-in sheet) and what topics and/or issues were discussed must be submitted to the Community Development Department by 12:00 PM on **Monday 9/24/18**.

15 days prior to the October 4th PZ meeting, public notice signs must be posted on the site of the case. These signs will need to be picked up from the Community Development Department at Raytown City Hall and must be posted no later than 12:00 PM on **Wednesday 9/19/2018**. The signs must remain posted through the hearing, and through any continuances of the hearing by the planning and zoning commission.

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

Sincerely,

A handwritten signature in black ink, appearing to read "R. Haydaripoor".

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

**Somerset Village Apartments / PZ 2018-09
September 24, 2018 Neighborhood Meeting**

Attendance:

Curtis Petersen, Polsinelli PC
Amy Grant, Polsinelli PC

The meeting began at 2:00 p.m. Mr. Petersen concluded the meeting at 2:30 p.m. when it was evident that none of the invitees had attended the meeting. In addition, the applicant has not received any email correspondence to telephone calls regarding the preliminary plan application.



6201 College Boulevard, Suite 500, Overland Park, KS 66211-2435 • 913 451 8788

September 17, 2018

Curtis J. Petersen
(913) 234-7458
(816) 572-5313 Direct Fax
cpetersen@polsinelli.com

VIA FIRST CLASS MAIL

Re: Somerset Village Apartments / 9811-13 E. 60th Street

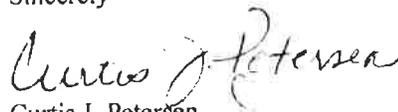
Ladies and Gentlemen:

This letter is to notify you that a neighborhood meeting has been scheduled for **Monday, September 24, 2018**, regarding the above-referenced site. We have filed an application for Site Plan approval to allow for the reconstruction of a destroyed multifamily building and related improvements.

The meeting will be held at **2:00 p.m. in the Board of Alderman Chambers at Raytown City Hall located at 10000 East 59th Street, Raytown, Missouri 64133**. At that time, we will present our proposal to reconstruct a multi-family building and related improvements.

Please feel free to attend the meeting for an opportunity to learn more about the project and discuss any questions you might have.

Sincerely


Curtis J. Petersen

polsinelli.com

Atlanta Boston Chicago Dallas Denver Houston Kansas City Los Angeles Nashville New York Phoenix
St Louis San Francisco Silicon Valley Washington, D.C. Wilmington

Polsinelli PC, Polsinelli LLP in California
65239546.1

<u>Parcel Number</u>	<u>owner</u>	<u>SitusAddre</u>	<u>SitusZipCo</u>	<u>SitusCity</u>	<u>SitusState</u>
45-210-02-22-00-0-00-000	MCKAY MICHAEL & JOYCE	6020 RAYTOWN RD	64133	RAYTOWN	MO
45-210-02-23-00-0-00-000	WHITE WILLIAM WALTER	9912 E 60TH TER	64133	RAYTOWN	MO
45-210-02-87-00-0-00-000	KM-TEH REALTY 4 LLC	9900 E 60TH ST	64133	RAYTOWN	MO
45-210-02-13-00-0-00-000	REAL ESTATE TO FREEDOM LLC	5916 RAYTOWN RD	64133	RAYTOWN	MO
45-210-02-06-00-0-00-000	WILSON MARK S & BETH E	5910 OVERTON AVE	64133	RAYTOWN	MO
45-210-09-01-02-0-00-000	RAYTOWN CHAMBER OF COMMERCE	5909 RAYTOWN TFWY	64133	RAYTOWN	MO
45-210-02-94-00-0-00-000	WATSON SCOTT	9701 E 59TH ST	64133	RAYTOWN	MO
45-210-02-38-00-0-00-000	K & P RENTALS LLC	9909 E 60TH TER	64133	RAYTOWN	MO
45-210-02-34-00-0-00-000	LEWIS KEVIN	9813 E 60TH TER	64133	RAYTOWN	MO
45-210-02-28-00-0-00-000	ABRAHAM LAND LLC	9808 E 60TH TER	64133	RAYTOWN	MO
45-120-04-44-00-0-00-000	STRINGER THOMAS B & CAROL M-TRUSTEES	5921 RAYTOWN RD	64133	RAYTOWN	MO
45-120-04-53-00-0-00-000	THURMAN PAUL W II & PENNY A	NO ADDRESS ASSIGNED BY CITY	64133	RAYTOWN	MO
45-210-02-37-00-0-00-000	RL MERRIOTT PROPERTIES LLC	9905 E 60TH TER	64133	RAYTOWN	MO
45-210-02-33-00-0-00-000	STEPHENS DENISE L	9809 E 60TH TER	64133	RAYTOWN	MO
45-210-02-26-00-0-00-000	BROWN JOYCE J-TRUSTEE	9816 E 60TH TER	64133	RAYTOWN	MO
45-210-02-30-00-0-00-000	YUEN MERCY & VINSON WING	9800 E 60TH TER	64133	RAYTOWN	MO
45-210-02-12-00-0-00-000	BAXTER GARY W & LINDA L	9905 E 59TH TER	64133	RAYTOWN	MO
45-210-02-07-00-0-00-000	BARRETT KYLE & ASHLEY	9801 E 59TH TER	64133	RAYTOWN	MO
45-120-04-40-00-0-00-000	FLAHIVE DEBRA KAY BYERS	6013 RAYTOWN RD	64133	RAYTOWN	MO
45-210-02-35-00-0-00-000	MAIN SIMON A	9817 E 60TH TER	64133	RAYTOWN	MO
45-210-02-27-00-0-00-000	HAMMOND WILLIAM R	9812 E 60TH TER	64133	RAYTOWN	MO
45-210-02-11-00-0-00-000	REED CHERRI L	9901 E 59TH TER	64133	RAYTOWN	MO
45-210-02-09-00-0-00-000	DOCTOR STEPHEN CRAIG	9809 E 59TH TER	64133	RAYTOWN	MO
45-120-04-50-00-0-00-000	THURMAN PAUL W II & PENNY A	5947 RAYTOWN RD UNIT G	64133	RAYTOWN	MO
45-210-02-39-00-0-00-000	FENTON PAUL A	9913 E 60TH TER	64133	RAYTOWN	MO
45-210-02-29-00-0-00-000	ONG ANDREW	9804 E 60TH TER	64133	RAYTOWN	MO
45-120-04-42-00-0-00-000	OLVIS KATHY A	6009 RAYTOWN RD	64133	RAYTOWN	MO
45-210-02-24-00-0-00-000	FELDER BENJAMIN & LORI	9904 E 60TH TER	64133	RAYTOWN	MO
45-210-02-25-00-0-00-000	ELDER MARY ROBIN	9900 E 60TH TER	64133	RAYTOWN	MO
45-210-02-14-00-0-00-000	THORNBURG SHARON K	5920 RAYTOWN RD	64133	RAYTOWN	MO
45-120-04-19-00-0-00-000	KC MO MENS BOWLING ASSOC INC	6025 RAYTOWN RD	64133	RAYTOWN	MO
45-120-04-37-00-0-00-000	ANDERSEN MAX W & (CLARK) AMANDA M	5933 RAYTOWN RD	64133	RAYTOWN	MO

45-210-02-32-00-0-00-000	HORNBECK MICHAEL D ET AL	9805 E 60TH TER	64133	RAYTOWN	MO
45-210-02-21-00-0-00-000	131ST STREET LLC	6012 RAYTOWN RD	64133	RAYTOWN	MO
45-210-02-89-00-0-00-000	KM-TEH REALTY 4 LLC	9816 E 60TH ST	64133	RAYTOWN	MO
45-210-02-93-00-0-00-000	KM-TEH REALTY 4 LLC	9800 E 60TH ST	64133	RAYTOWN	MO
45-210-09-02-00-0-00-000	JACKSON COUNTY MISSOURI	5909 RAYTOWN TFWY	64133	RAYTOWN	MO
45-210-02-08-00-0-00-000	ORR JEFFREY N & LISA R	9805 E 59TH TER	64133	RAYTOWN	MO
45-120-04-20-00-0-00-000	MADDEN WENONA	10008 E 60TH TER	64133	RAYTOWN	MO
45-120-04-39-00-0-00-000	MURPHY ELIZABETH F	6021 RAYTOWN RD	64133	RAYTOWN	MO
45-120-04-49-00-0-00-000	THURMAN PAUL W II & PENNY A	5945 RAYTOWN RD	64133	RAYTOWN	MO
45-210-02-36-00-0-00-000	VANCIL EDWARD A	9901 E 60TH TER	64133	RAYTOWN	MO
45-210-02-31-00-0-00-000	WHITE ROBERT STEVEN & WHITEM DARCY L	9801 E 60TH TER	64133	RAYTOWN	MO
45-210-02-10-00-0-00-000	SCHNEIDER CAROLYN D	9813 E 59TH TER	64133	RAYTOWN	MO

Amy Grant

From: Jason Hanson <jasonh@raytown.mo.us>
Sent: Tuesday, August 14, 2018 11:06 AM
To: Amy Grant
Cc: Curtis Petersen
Subject: RE: Somerset Village / 9811/13 E. 60th Street

Answers below in red.

From: Amy Grant <AGrant@Polsinelli.com>
Sent: Tuesday, August 14, 2018 11:01 AM
To: Jason Hanson <jasonh@raytown.mo.us>
Cc: Curtis Petersen <CPetersen@Polsinelli.com>
Subject: Somerset Village / 9811/13 E. 60th Street

Jason,

Thank you for your time on the phone just now. As discussed, the Community Development Department has requested confirmation from your department, in writing, that the following reports/analysis are not needed as part of the applicant's request for Preliminary Site Plan approval:

- Traffic Impact Study or sign off sheet from Director of Public Works. We will not need a traffic impact study for the Somerset Apartment rebuild.
- Statement as to whether public utilities are available at the property. Public Utilities are available for the Somerset Apartment rebuild.
- Analysis of the capacity of the sanitary sewer receiving system. The sanitary sewer capacity is fine for the Somerset Apartment rebuild.

The basis for not requiring the reports/analysis discussed above, is because this development is pre-existing and the reconstruction of the one destroyed building will result in the exact same number of multi-family buildings (13) and the exact same number of multi-family units (156) that have been located on the site since the project was originally constructed many years ago.

Thank you for your assistance with this request.

Amy L. Grant
Senior Paralegal

agrant@polsinelli.com
913.234.7401
6201 College Blvd., Suite 500
Overland Park, KS 66211

Amy Grant

From: Amy Grant
Sent: Thursday, August 23, 2018 5:16 PM
To: 'Mike Hunley'
Cc: Andy Boyd; Matt Mace; Taylor Seedorff
Subject: RE: Somerset Village

Thanks Mike. I have confirmed that the reconstructed building will be similar to existing structures (type V, 3 floor, 11 or 12 units). As you may know, this is the preliminary review of the project. We will have a final development plan and construction plans, as you indicated below, that will require further review and comments from your department. Thank you for your continued assistance.

Amy L. Grant
Senior Paralegal

agrants@polsinelli.com
913.234.7401
6201 College Blvd., Suite 500
Overland Park, KS 66211

From: Mike Hunley [mailto:MikeH@RaytownFire.com]
Sent: Thursday, August 23, 2018 12:01 PM
To: Amy Grant
Cc: Andy Boyd; Matt Mace; Taylor Seedorff
Subject: RE: Somerset Village

Amy,

As far as the street, water supply and FDC location the Fire District is good. I don't have any other comments on the site plan as long as this building is going to be similar to the existing structures (type V, 3 floor, 11 or 12 units). The site plan looks OK. We will need building, sprinkler and fire alarm plans prior to construction.

Thanks,

Mike

From: Amy Grant [mailto:AGrant@Polsinelli.com]
Sent: Thursday, August 23, 2018 11:49 AM
To: Mike Hunley <MikeH@RaytownFire.com>
Cc: Andy Boyd <andyb@raytown.mo.us>; Matt Mace <MattM@RaytownFire.com>; Taylor Seedorff <TaylorS@RaytownFire.com>
Subject: RE: Somerset Village

Thanks Mike. Would mind confirming that with your comments below the Fire Department does not have any other comments or questions for us regarding our proposed preliminary plan application? I truly appreciate you and your team taking the time to look at this.

Amy L. Grant
Senior Paralegal

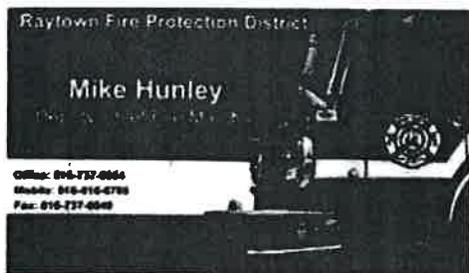
agrant@polsinelli.com
913.234.7401
6201 College Blvd., Suite 500
Overland Park, KS 66211

From: Mike Hunley [<mailto:MikeH@RaytownFire.com>]
Sent: Thursday, August 23, 2018 11:39 AM
To: Amy Grant
Cc: Andy Boyd; Matt Mace; Taylor Seedorff
Subject: RE: Somerset Village

Amy,

The 26' curb to curb width is good. The hydrant location is good. We conducted a flow test of that area in June and determined that 1550 gpm at 20 psi residual is available at the hydrant in front of the building. With the 75% reduction in required fire flow for a sprinklered apartment building the needed flow will be 1500 gpm (the minimum required). Since 1550 gpm is available the existing water infrastructure is adequate to meet the requirement.

Thanks,



From: Amy Grant [<mailto:AGrant@Polsinelli.com>]
Sent: Thursday, August 23, 2018 10:28 AM
To: Mike Hunley <MikeH@RaytownFire.com>
Cc: Matt Mace <MattM@RaytownFire.com>; Taylor Seedorff <TaylorS@RaytownFire.com>
Subject: RE: Somerset Village

Mike – see revised plan which shows that the FDC will be at the northwest corner of the building. Hopefully, this satisfies that comment.

Have you had an opportunity to review the rest of the plan and original comments below related to 60th Street and driveway replacement?

Thanks.

Amy L. Grant
Senior Paralegal

agrant@polsinelli.com
913.234.7401

6201 College Blvd., Suite 500
Overland Park, KS 66211

From: Mike Hunley [<mailto:MikeH@RaytownFire.com>]
Sent: Wednesday, August 22, 2018 6:05 PM
To: Amy Grant
Cc: Matt Mace; Taylor Seedorff
Subject: RE: Somerset Village

Amy,

Thanks for the info. The FDC for the building will need to be moved to the northwest corner of the building or a remote FDC in the area between the northwest corner of the building and the fire hydrant. The reason for this is to maintain aerial access to the west side of the building. I am also requesting this as the compact parking lot setup will most likely impede access, especially with 4" supply hoses laid out in the area.

Thanks,

Mike Hunley

From: Amy Grant [<mailto:AGrant@Polsinelli.com>]
Sent: Wednesday, August 22, 2018 2:15 PM
To: Matt Mace <MattM@RaytownFire.com>; Mike Hunley <MikeH@RaytownFire.com>
Cc: Curtis Petersen <CPetersen@Polsinelli.com>
Subject: RE: Somerset Village
Importance: High

Mike,

Thanks for your time on the phone on Friday. I have now attached a revised site plan that shows the location of the fire hydrant and dimension of 80' along the west side of the building. I have confirmed with the architect and the plumbing engineer that the Fire Department Connection will be located along the west side of the building – which means the hydrant will be within the required 100 feet of the FDC.

Please review this as well as the information discussed below and let us know if you have any other comments or that you have reviewed the plan and find it acceptable. Thank you.

Amy L. Grant
Senior Paralegal

agrant@polsinelli.com
913.234.7401
6201 College Blvd., Suite 500
Overland Park, KS 66211

From: Amy Grant
Sent: Tuesday, August 14, 2018 1:53 PM
To: 'mattm@raytownfire.com'; 'mikeh@raytownfire.com'
Cc: Curtis Petersen
Subject: Somerset Village
Importance: High

Matt/Mike,

I hope you are both doing well. We appreciate your time to attend our last meeting at City Hall to discuss the project and help us understand what we need to do to meet the Fire Department's requirements for this project. We have now officially submitted our plan application to the City and are working with Ray Haydaripoor in that regard. Ray informed us the other day that we need the Fire Department to officially respond, in writing, to our application – whether that be comments /questions or simply confirming that you have received our plan and find it acceptable. Therefore, attached is a copy of the Preliminary Site Plan package that we submitted to the Community Development Department on August 3, 2018. You will find that the attached site plan reflects the following items as a result of our last meeting:

- E. 60th Street will be widened by 2 feet to the south in order to provide 26' inside of curb to inside of curb.
- Developer will do a full depth removal and replacement of the driveway to provide an 8" thick concrete 20'x60' area at the drive lane to the west parking for fire truck turn-around purposes.

We are hoping that one or both of you has time to review this information yet this week and provide us with a response. We understand things are busy and appreciate your continued efforts to help guide us through this project. Thank you.

Amy L. Grant
Senior Paralegal

agrants@polsinelli.com
913.234.7401
6201 College Blvd., Suite 500
Overland Park, KS 66211

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Amy Grant

From: Amy Grant
Sent: Friday, August 24, 2018 3:49 PM
To: 'Chiki Thompson'
Cc: Neal Clevenger
Subject: RE: Somerset Village - Raytown Water Company

Chiki,

Thanks for taking the time to look at this today. We understand that the cost to relocate the water meters will be at the Developer's expense.

Amy L. Grant
Senior Paralegal

agrant@polsinelli.com
913.234.7401
6201 College Blvd., Suite 500
Overland Park, KS 66211

From: Chiki Thompson [<mailto:cthompson@raytownwater.net>]
Sent: Friday, August 24, 2018 2:50 PM
To: Amy Grant
Cc: Neal Clevenger
Subject: RE: Somerset Village - Raytown Water Company

Amy,

I apologize for the delay. Please see below for RWC response in blue text for each point.

Thank you.

Chiki Thompson
Vice President/Corporate Liaison
Raytown Water Company
10017 E 63rd Street
Raytown MO 64133
816-356-0333
816-356-0331

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From: Amy Grant [<mailto:AGrant@Polsinelli.com>]
Sent: Tuesday, August 21, 2018 9:13 AM
To: Chiki Thompson <cthompson@raytownwater.net>
Cc: 'tcramer@raytownwater.net' <tcramer@raytownwater.net>; Curtis Petersen <CPetersen@Polsinelli.com>
Subject: Somerset Village - Raytown Water Company
Importance: High

Chiki,

I hope you are doing well. We appreciate you and Todd attending our last meeting at City Hall to discuss the project and help us understand the Raytown Water Department's thoughts for this project. Since that time, we received an email correspondence from Jason Hanson regarding the fact that he and Todd did a site visit in July and asked us to address the following questions:

- **Water main extension/replacement.** Is the water main being upgraded to an 8" main? If so, and with the south side of the street widening a couple of feet – they want the new water main to be located a few feet behind the new curbing. Response: We are not replacing the water main as the flow tests and calculations for the new building sprinkler system fell well within the requirements. Please see the attached letter in this regard.

RWC: This is ok with RWC if Fire Dept. accepts flow test/calculation findings.

- **Fire Hydrants.** The two fire hydrants may need to be moved back a little, to accommodate this new water main that will be further to the south. Response: This is not applicable as we are not proposing to replace the existing water main.

RWC: This is a mute issue.

- **Water Meters.** Moving the water meters further to the north onto private property, and if there would be an agreement and easement to accommodate this? The water company typically owns and maintains from the meter to the main, which is all typically located within the City right-of-way. Response: We will be granting an easement with the re-plat. Please see location of easement on attached site plan.

RWC: Relocation of the water meters so that they will not be under new tenant parking or sidewalk will be at Somerset Village's expense.

In working with Ray Haydaripoor to review our zoning applications, Ray informed us that we need the Water Department to officially respond, in writing, to our application – whether that be comments /questions or simply confirming that you have received our plan and find it acceptable. Therefore, attached is a copy of the Preliminary Site Plan package that we submitted to the Community Development Department on August 3, 2018.

We are hoping that one or both of you has time to review this information yet this week and provide us with a response. We understand things are busy and appreciate your continued efforts to help guide us through this project. Thank you.

Amy L. Grant
Senior Paralegal

agrant@polsinelli.com

Division 17 – Central Business District Design Elements

Somerset Village – Request for alternative design standards

1. Section 50-400 (a)(2): Residential Building Design – Build of Buildings:

Requirement: (a) Walls facing street shall be modulated with bay and recesses at least eight feet wide and no more than 25 feet wide and at least three feet deep; (b) Modulation shall extend to the roof, except at balconies. The purpose is to not create a regular rigid solution but rather to break up the mass in creative ways.

Proposal: The building to be reconstructed is part of an overall larger development that contains twelve existing multi-family buildings. The applicant believes that the new building, if design and built with modulated walls, would not be complimentary nor architecturally compatible with the existing buildings.

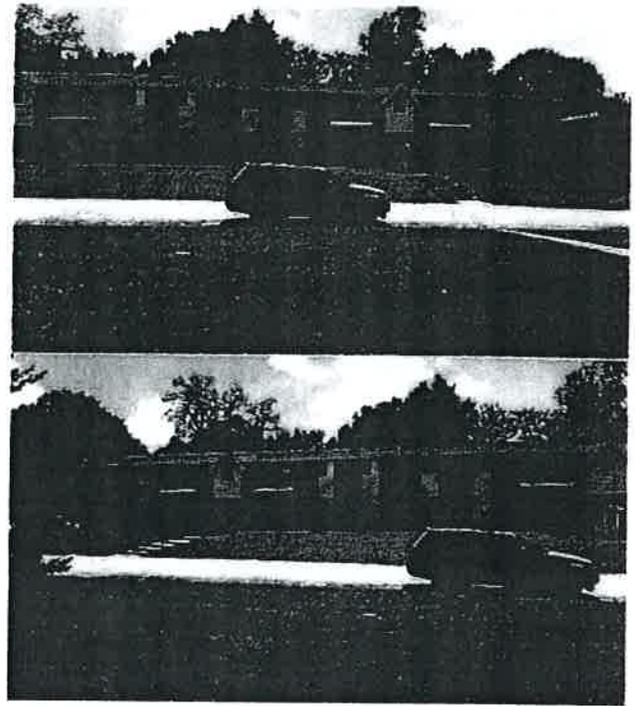
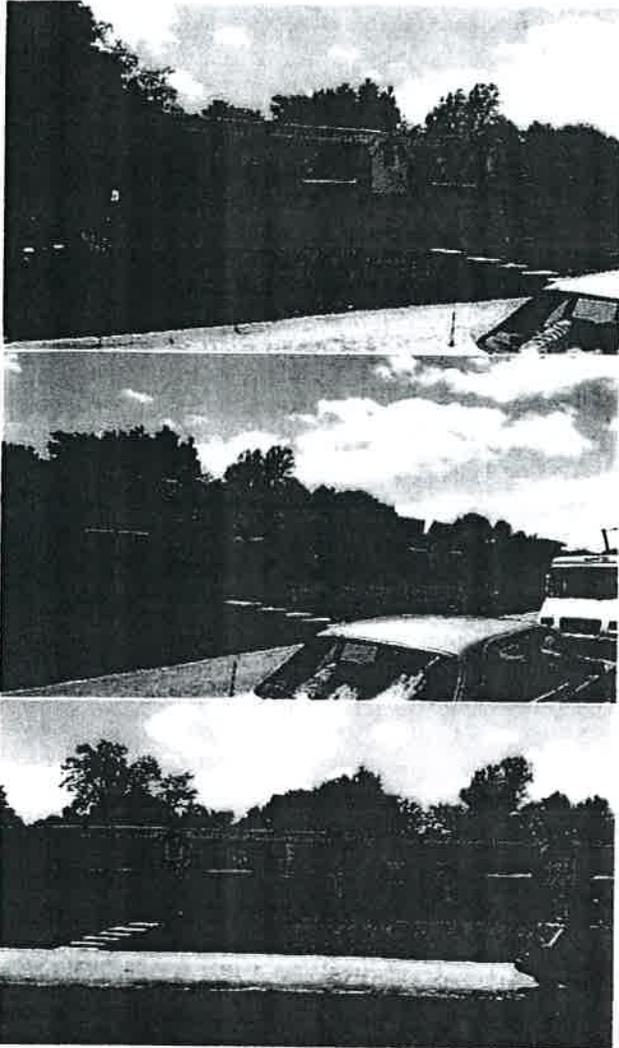
2. Section 50-400 (e) (2): Residential Building Design – Pitched roof forms:

Requirement: All structures shall incorporate pitched roof forms having slopes between 4:12 and 12:12, except that structures located in the town square neighborhood, may have a flat roof that shall include extended parapets and projecting cornices to create a prominent edge, when viewed against the sky from an adjoining street, parking area, public open space, or pedestrian connection.

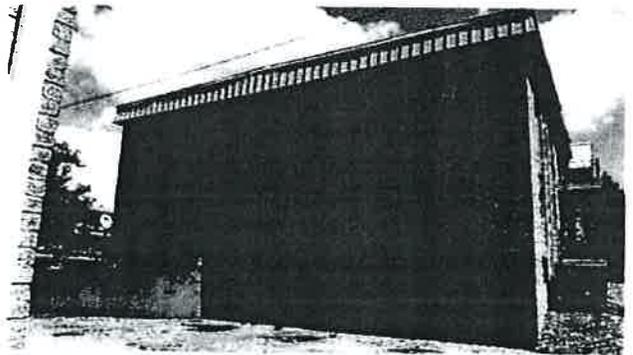
Proposal: The building to be reconstructed is part of an overall large development that contains twelve existing multi-family buildings. The applicant is proposing to locate the reconstructed building further to the east and in-line with other existing buildings that have flat roofs. The applicant believes that the new building, if designed and built with a pitched roof, would not be complimentary nor architecturally compatible with the existing buildings.

9905-09 / 9915-19 E 60th Street / 6000 Raytown Road
Raytown, Missouri 64133

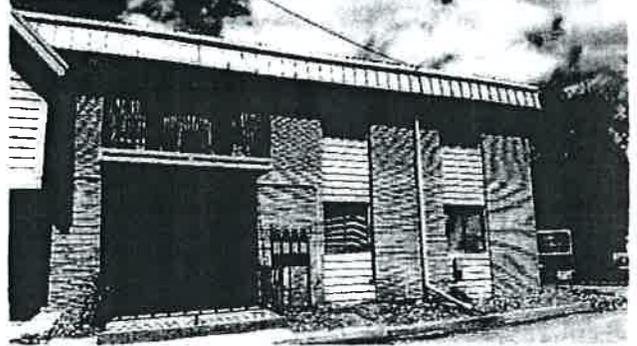
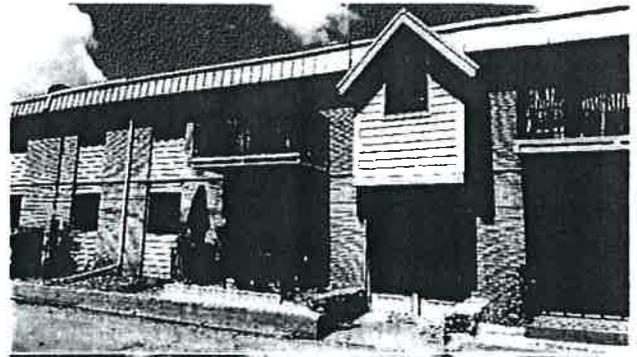
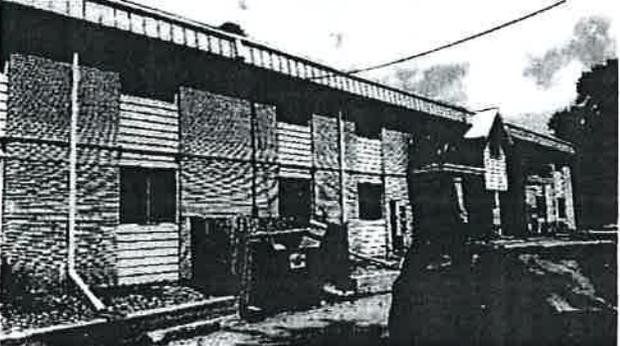
169' x 48'
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North



West



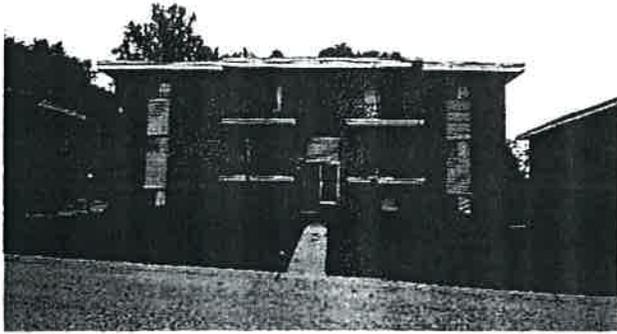
South



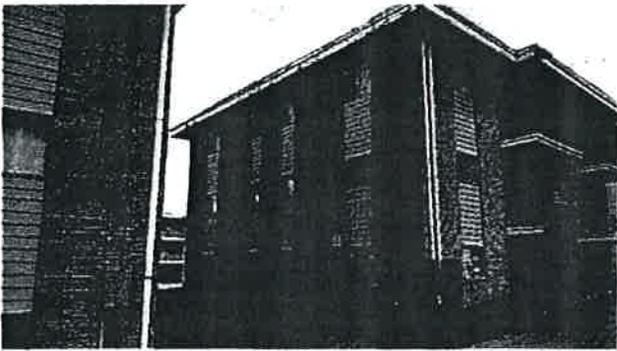
East

9901-03E 60th Street
Raytown, Missouri 64133

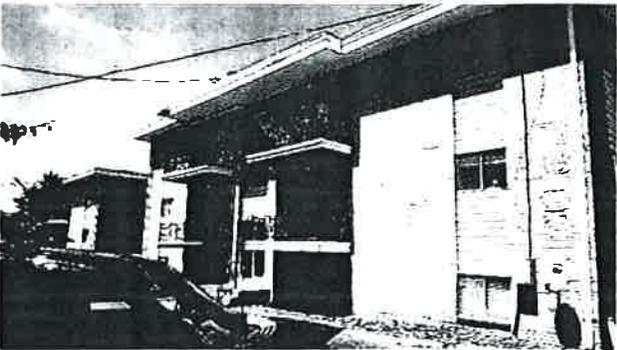
66' x 49'
__ units



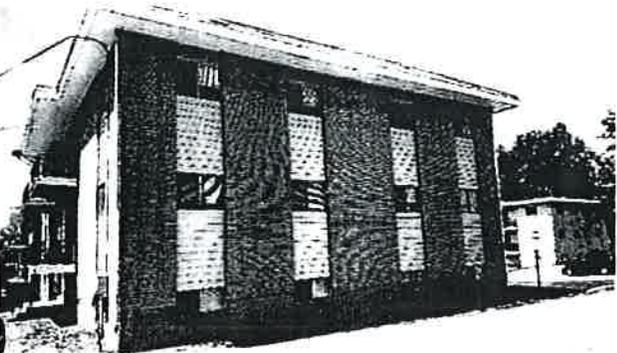
North



West



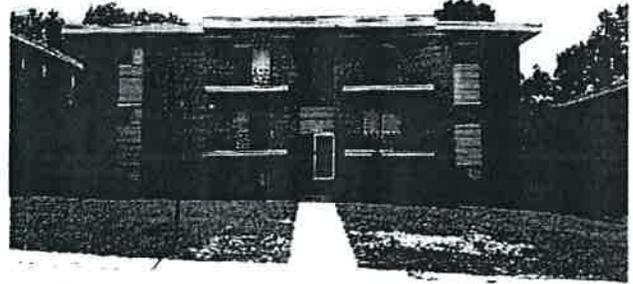
South



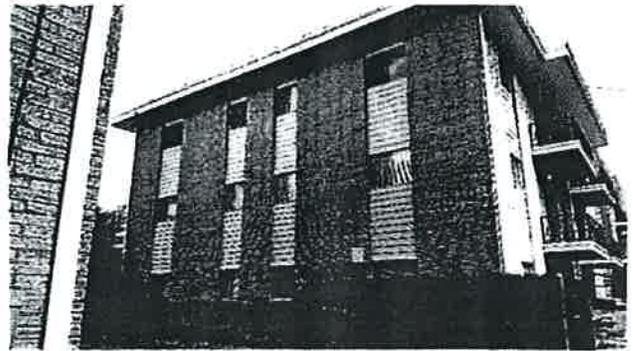
East

9823-25 E 60th Street
Raytown, Missouri 64133

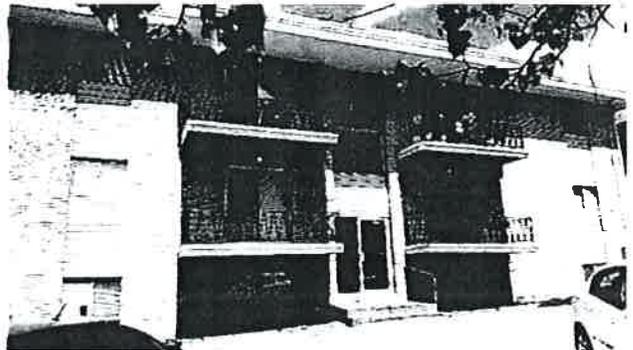
66' x 49'
__ units



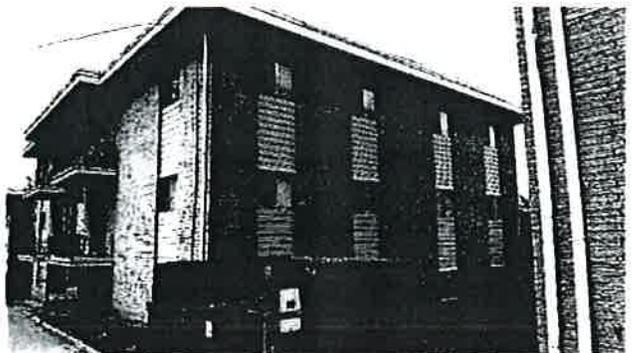
North



West



South



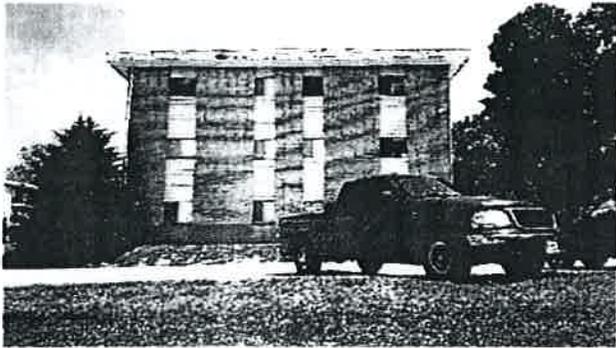
East

8919-21 E 60th Street
Raytown, Missouri 64133

66' x 49'
__ units



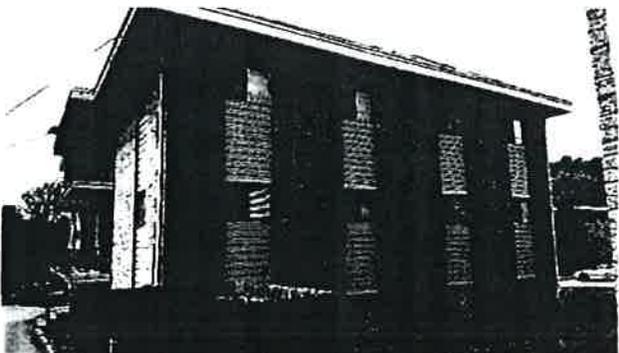
North



West



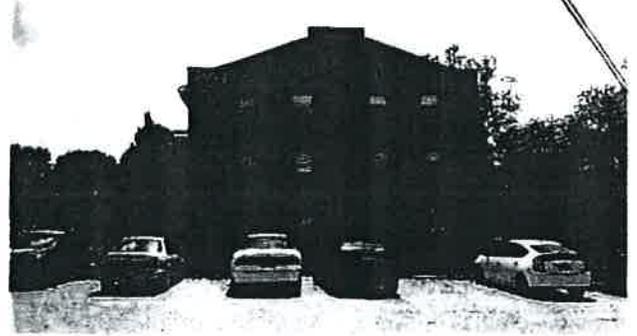
South



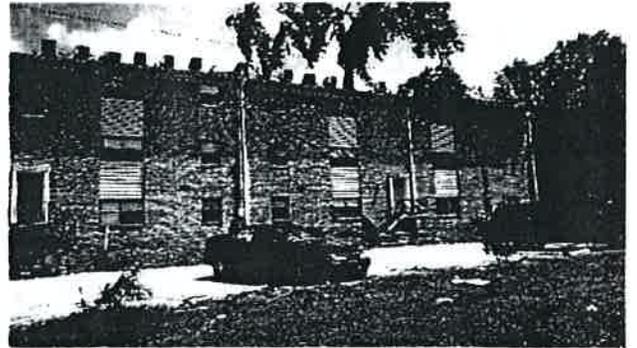
East

9800-02 / 9804-06 E 60th Street
Raytown, Missouri 64133

163' x 46'
__ units



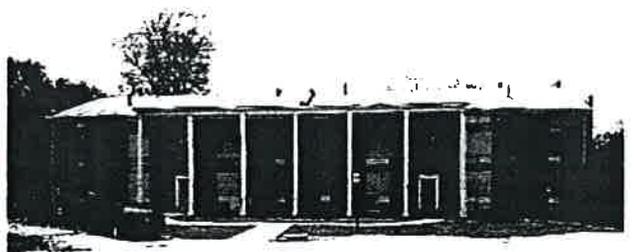
North



West



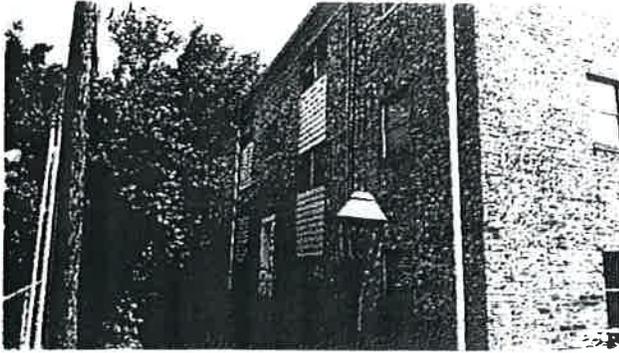
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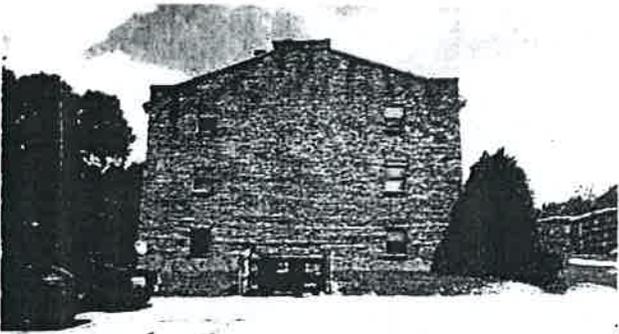
East

9810-12 E 60th Street
Raytown, Missouri 64133

66' x 49'
__ units



North



West



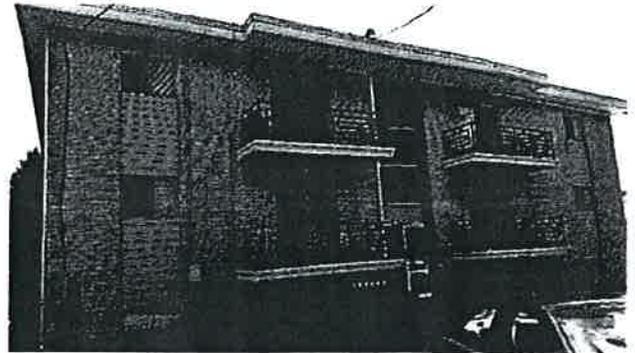
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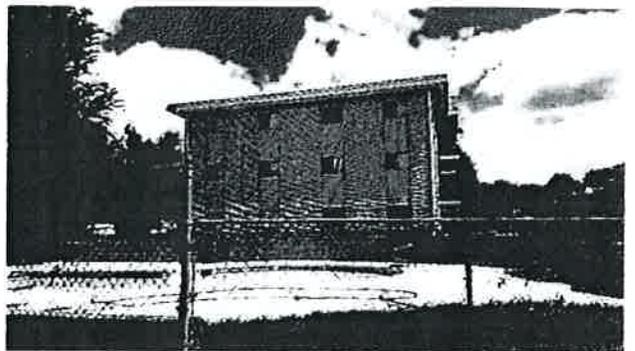
East

9816-18 E 60th Street
Raytown, Missouri 64133

66' x 46'
__ units



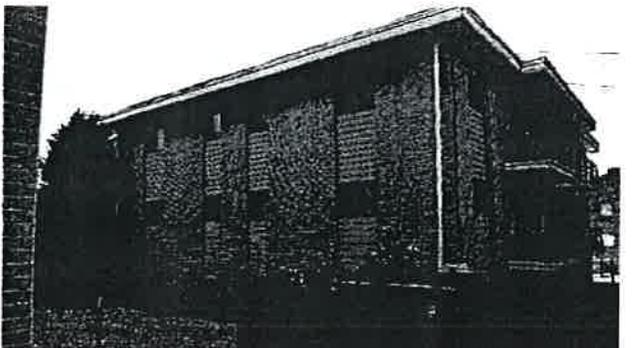
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West



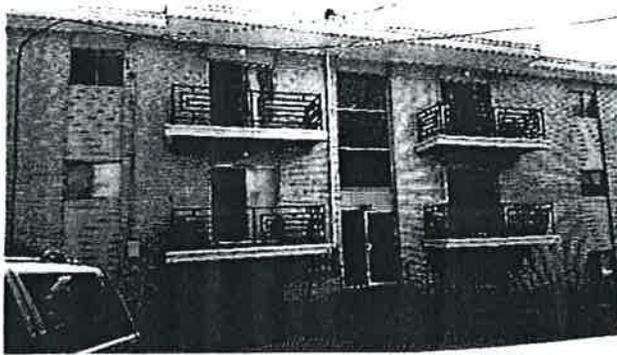
South



East

9820-22 E 60th Street
Raytown, Missouri 64133

66' x 46'
__ units



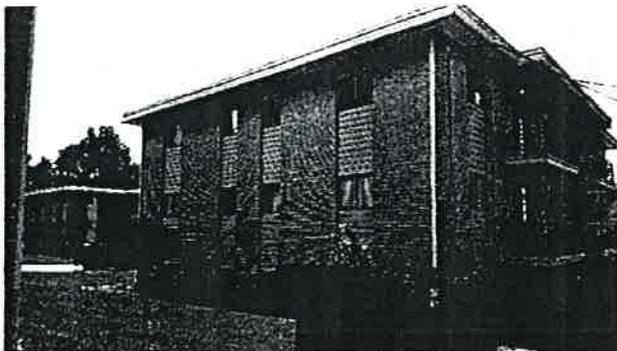
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West



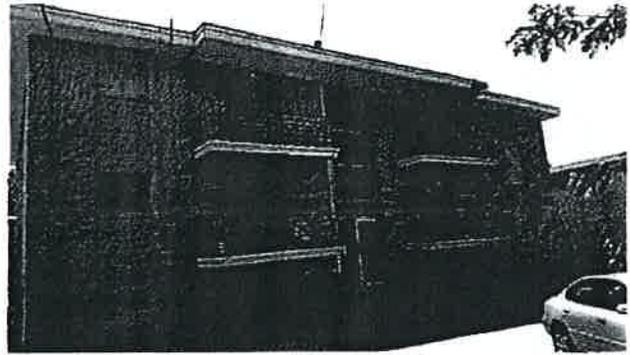
South



East

9900-02 E 60th Street
Raytown, Missouri 64133

66' x 46'
__ units



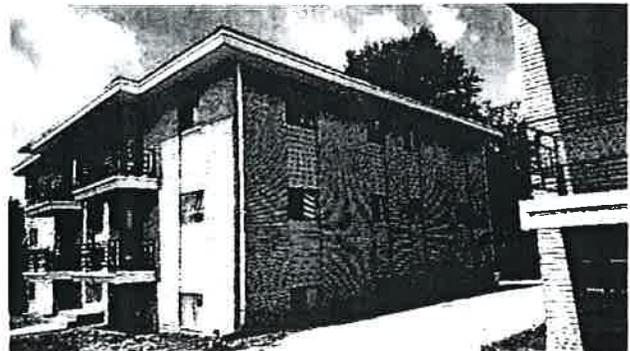
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West



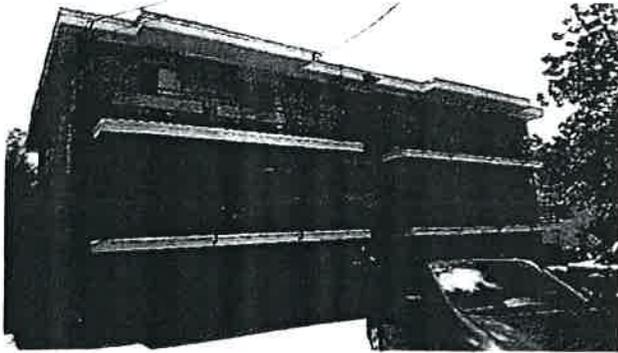
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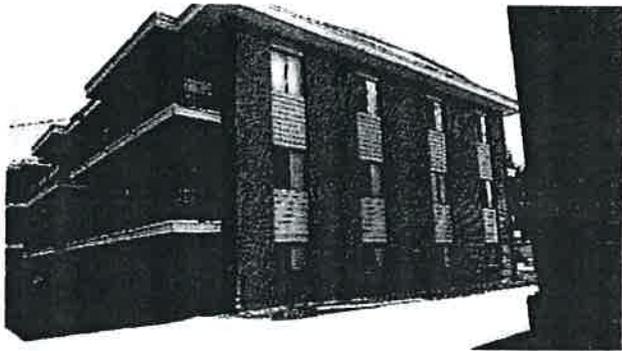
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9904-06 E 60th Street
Raytown, Missouri 64133

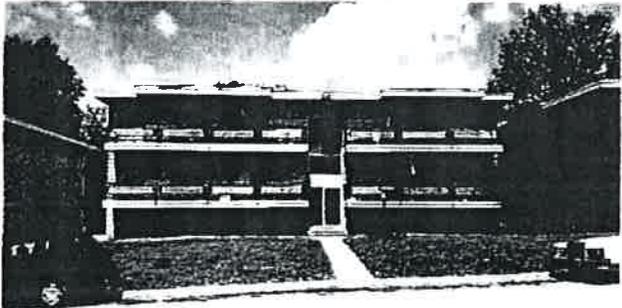
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North



West



South



East

9908-10 E 60th Street
Raytown, Missouri 64133

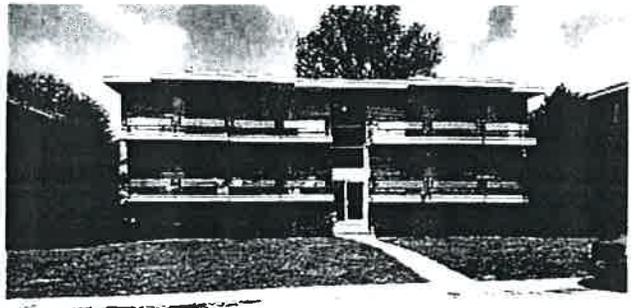
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__ units



North



West



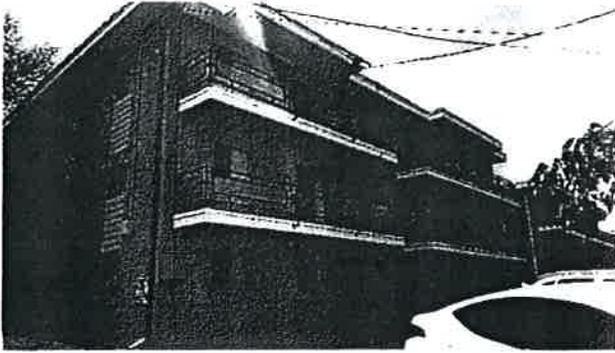
South



East

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Raytown, Missouri 64133

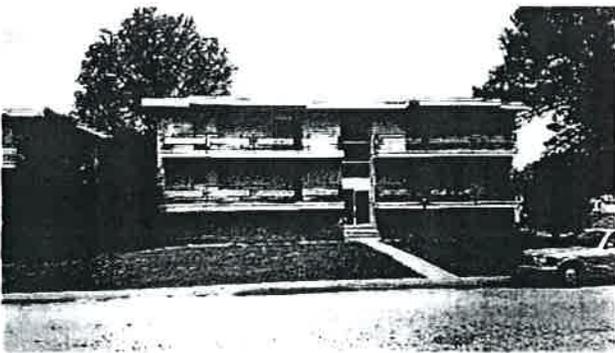
66' x 46'
_ units



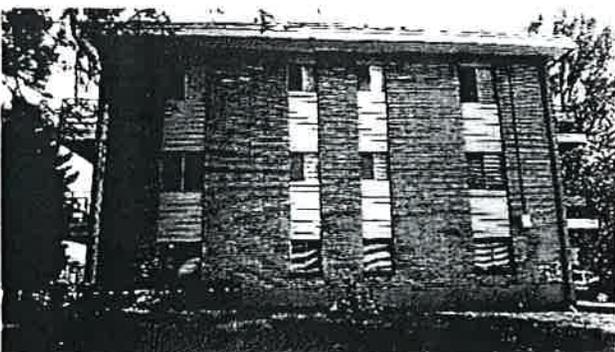
North



West



South



East

AFFIDAVIT

STATE OF KS)
)
COUNTY OF JOHNSON) ss.

Comes now Michael Fein, being first duly sworn upon his oath, deposes and states as follows:

1. I am the Manager of KM-T.E.H. Realty 4, LLC, a Missouri limited liability company.
2. KM-T.E.H. Realty 4, LLC is the owner of certain property located at 9811/13 E. 60th Street, Raytown, (the "Property").
3. KM-T.E.H. Realty 4, LLC has authorized Todd Fischer and Polsinelli PC to act as applicants and agents for the Property in regard to applications for Preliminary Site Plan and Final Plat.



Name: Michael Fein
Title: Manager

Subscribed and sworn to before me this 2 day of August, 2018.



Notary Public

My Appointment Expires:

Sept 25, 21



**ASSURED QUALITY TITLE COMPANY
1001 WALNUT
KANSAS CITY, MO 64106
(816)221-2880**

SCHEDULE A

1. Commitment Date: **July 9, 2018** at **08:00 AM**

MJ112352

Title Report

2. Policy or Policies to be issued:

ALTA Owner's Policy: (ALTA Own. Policy 06/17/06)

Proposed Insured:

ALTA Loan Policy: (ALTA Loan Policy 06/17/06)

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:
Fee Simple

4. Title to the estate or interest in said land is at the effective date hereof vested in:

KM-T.E.H. Realty 4, L.L.C., a Missouri limited liability company

5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT A

ASSURED QUALITY TITLE COMPANY

MJ112352

SCHEDULE B 1 - REQUIREMENTS

The following are the requirements to be complied with:

1. (a) Pay the agreed amounts for the interest in the land or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:
 - a. Upon the customer's request, this is a report only. This Company is under no obligation to issue a policy.

FOR YOUR INFORMATION:

Per Tax Records the address is: 9900 E. 60th St. Raytown, Mo.
2017 and prior years State, County and City Taxes are paid.
2017 Annual Amount - \$10,028.78, paid
2018 Assessed Value: \$109,573.00
2017 Millage: 9.1526%

Tax I.D. No. 45-210-02-87-00-0-00-000

Per Tax Records the address is: 9916 E. 60th St. Raytown, Mo.
2017 and prior years State, County and City Taxes are paid.
2017 Annual Amount - \$4,220.36, paid
2018 Assessed Value: \$46,111.00
2017 Millage: 9.1526%

Tax I.D. No. 45-210-02-89-00-0-00-000

Per Tax Records the address is: 9800 E. 60th St. Raytown, Mo.
2017 and prior years State, County and City Taxes are paid.
2017 Annual Amount - \$24,606.77, paid
2018 Assessed Value: \$268,850.00
2017 Millage: 9.1526%

Tax I.D. No. 45-210-02-93-00-0-00-000

Commitment Prepared For:

Polsinelli PC - Amy L. Grant

For questions regarding closings, please call Karen Siewert at Assured Quality Title Co.
(816) 221-2880 Fax: (816) 221-2884
E-Mail Address: KSiewert@AQTC.com

Assured Quality Title Company

ASSURED QUALITY TITLE COMPANY

MJ112352

1001 Walnut St., Kansas City, MO 64106

07/23/18

/gdl

****Pursuant to 20 CSR 500-7.050 Disclosure of Premiums and Charges, the risk rate shown on Schedule A of this title commitment must be disclosed on lines 1103 and 1104 of the HUD-1 Settlement Statement and the title fee disclosed on a separate HUD-1 line.**

End of Schedule B1

--

Assured Quality Title Company

ASSURED QUALITY TITLE COMPANY

MJ112352

SCHEDULE B 2 - EXCEPTIONS

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate of interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS:

2. Rights or claims of parties in possession not shown by the Public Record.
3. Easements, or claims of easements, not shown by the Public Record.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

SPECIAL EXCEPTIONS:

7. All assessments and taxes for the year 2018 and all subsequent years.
8. Terms and provisions of the Cable Television Installation Agreement by and between Somerset Village, L.L.C., a Missouri limited liability company (owner), and Jones Communications of Missouri, Inc., a Colorado corporation (operator), filed April 13, 2000 as Document No. 2000I23615.
9. Easement for driveway, over the Easterly 15 feet of Lot 18, established or purportedly established by the instrument filed as Document No. I-13156 in Book I-39 at Page 1341. (Affects Lot 18 & 19)
10. Public utility easement granted in the dedication of the recorded plat of said subdivision, and surface drainage easement reserved in said dedication, over those areas indicated on said plat as "Utilities Easement."

Encroachment of the 3 Story Building over the platted 15' Utility Easement as shown on the survey by Viking Surveys Land Surveyors dated December 20, 2013 as Project No. C13.065.

11. Storm sewer and catch basin, located within a part of Lot 12 lying outside the boundary of any know easement as shown on the survey of by Viking Surveys Land Surveyors dated December 20, 2013 as Project No. C13.065.
12. Easement for driveway purposes established in the instrument filed May 24, 1963 as Document No. 812651 over the Westerly 4.3 feet or the Easterly 49 feet of Lot 4 and over property adjacent on the West described as the Easterly 6.2 feet of the West 21 feet of Lot 4 and also over the Southerly 10 feet of the Northerly 30 feet of subject property.

Assured Quality Title Company

ASSURED QUALITY TITLE COMPANY

MJ112352

13. Building setback line over the front 30 feet of Lots 2 through 18 of the land, as established by the plat of said subdivision.
14. Building setback line over the Southerly 30 feet and over the Easterly 30 feet of Lot 1 of the land, as established by the plat of said subdivision.
15. Building setback line over the Northerly 30 feet and over the Easterly 30 feet of Lot 19 of the land, as established by the plat of said subdivision.
16. Easement 10 feet in width granted to the City of Raytown, Missouri for the purpose of installing and maintaining a public sanitary sewer line over, across and under a strip of land located in the Westerly part of Wilson View, as set forth in the instrument filed May 25, 1959 as Document No. 723740 in Book 1326 at Page 625.
17. Easements, rights-of-way, or licenses, for installation, maintenance, operation and use of communication lines, poles, wires, anchors, conduits, sewers, water mains, gas lines, electric power lines, and other utility easements of any kind, together with right-of-entry for purposes of repairing, reconstructing and replacing same on, over, or under the premises in question as the same may exist in fact or of record, or by reservation or grant, including pole and line easement through the premises in question which runs along and approximately parallel to the Westerly line thereof, and as reserved in deed of Chicago, Rock Island and Pacific Railroad Company, grantor, to Blue Investment Company, grantee, dated May 20, 1968 and filed for record June 19, 1968 in Document No. I-16683 in Book I-49 at Page 671. (Affects that part of the premises in question shown above as a former part of Chicago, Rock Island and Pacific Railroad right-of-way)
18. Reservation of Chicago, Rock Island and Pacific Railroad Company, its successors and assigns, of all coal, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises in question, together with the full right, privileges and license at any and all times to explore, or drill for or to protect, conserve, mine, take, remove and market any and all such products in any manner which shall not damage structures on the surface, as set forth in deed filed for record June 19, 1968 as Document No. I-16683. (Affects that part of the premises in question shown above as a former part of Chicago, Rock Island and Pacific Railroad right-of-way)
19. Terms and provisions of the Memorandum of Lease Agreement by and between Somerset Village, LLC, as Lessor, and Jetz Service Co. INC., as Lessee, dated September 9, 2013 and filed October 8, 2013 as Document No. 2013E0105528.
20. Utility lines, not limited to sanitary sewer, storm sewer and electric lines, lying outside the boundary of any know recorded easements as shown on the survey by Viking Surveys Land Surveyors dated December 20, 2013 as Project No. C13.065.
21. Any discrepancy between the actual boundaries of the land and the apparent boundaries indicated by fences, as shown on the survey by Viking Surveys Land Surveyors dated December 20, 2013 as Project No. C13.065.
22. Deed of Trust under an instrument titled "Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing" executed by KM-T.E.H. Realty 4, L.L.C., a Missouri limited liability company, to Assured Quality Title Company, Trustee for Arbor Commercial Funding, LLC, a New York limited liability company, Dated December 20, 2013 and Filed December 23, 2013 as Document No. 2013E0129347, securing an original amount of \$3,921,000.00, and all other obligations secured thereby.

Assured Quality Title Company

ASSURED QUALITY TITLE COMPANY

MJ112352

Assignment of Multifamily Deed of Trust, assigning the beneficial interest to Fannie Mae Dated December 20, 2013 and Filed December 20, 2013 as Document No. 2013E0129370.

23. UCC Financing Statement by KM-T.E.H. Realty 4, L.L.C., a Missouri limited liability company, as Debtor, and Fannie Mae c/o Arbor Commercial Funding, LLC, as Secured Party, filed December 23, 2013 as Document No. 2013E0129371.
24. Subordination, Non-Disturbance and Attornment Agreement by and between Arbor Commercial Funding, LLC, KM-T.E.H.Realty 4, LLC and Jetz Service Co., Inc. dated December 20, 2013 and filed December 23, 2013 as Document No. 2013E0129372.
25. Rights of parties in possession under unrecorded leases.
26. Terms and Provisions of Contract To Limit Recover of Judgment filed April 10, 2018 as Document No. 2018E0030006.
27. Judgment filed June 4, 2018 under Case No. 1616-CV30155 in Circuit Court of Jackson County, Missouri, against KM-T.E.H. Realty 4, L.L.C., etal, in favor of Jacob Roberts, etal, in the amount of \$12,000,000.00, \$10,000,000.00, \$16,000,000.00 and \$10,000,000.00 not including interest and costs, if any.
28. Any lien or right to lien by any Real Estate Brokers or Real Estate Appraisers.
29. If there has been construction, improvements or repairs to or on the property in the last 12 months, or a portion or all of the loan proceeds will be used for such, then unrecorded mechanics lien coverage will not be furnished unless arrangements are made prior to closing. If the property is 1-4 family residential and we are being asked to extend mechanic's lien coverage (through date downs or otherwise) on a construction loan, a Mechanic's Lien Indemnity Agreement secured by a satisfactory Letter of Credit will need to be furnished to the company. If the transaction is not a residential construction loan, either the aforesaid secured indemnity or satisfactory financial statements, indemnities, affidavits and possibly lien waivers, will need to be furnished to the company. Failure to notify the company in writing before closing will invalidate any mechanic's lien coverage given in the policy.
30. PLEASE READ THE EXCEPTIONS AND THE TERMS SHOWN OR REFERRED TO HEREIN CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

End of Schedule B2

ASSURED QUALITY TITLE COMPANY

MJ112352

EXHIBIT A

Tract 1

Lots 1 through 19, WILSON VIEW, a subdivision in Raytown, Jackson County, Missouri, and a former part of the Chicago, Rock Island and Pacific Railroad Company's right-of-way in the Northeast Quarter of the Northeast Quarter of Section 5, Township 48 North, Range 32 West, in Raytown, Jackson County, Missouri, more particularly described as follows:

Commencing at the point of intersection of the North line of the Northeast Quarter of said Section 5 with the centerline of said Railroad Company's main tract as originally located; thence Southerly along said centerline which is a 1 degree 00 minute curve concave to the East, 570.3 feet; thence Easterly, along a radial line to said centerline, 100 feet to the point of beginning, said point being the Northeast corner of said right-of-way; thence Southerly along the Easterly right-of-way line which is 100 feet Easterly of and parallel with said centerline, 242.9 feet; thence Westerly, along a radial line to said centerline, 50 feet; thence Northerly, along a line which is 50 feet Easterly of and parallel with said centerline, 244 feet, more or less, to a point on a radial line which intersects the point of beginning; thence Easterly along the last said radial line 50 feet of the point of beginning.



KAW VALLEY ENGINEERING, INC.

Office: 816.458.5858
Fax: 816.468.6651
Web: www.kveng.com
Address: 8040 North Oak Trafficway
Kansas City, MO 64118

August 3, 2018

B16D3249

Storm Drainage Letter
Somerset Village Apartments – Building and Parking Expansion
6000 Raytown Rd
Raytown, Jackson County, Missouri

Introduction

A replacement building will be constructed for Somerset Village Apartments at 6000 Raytown Road in Raytown, Missouri. In accordance with the authorization from the owner, Kaw Valley Engineering, Inc. has completed an evaluation of the existing and proposed storm drainage conditions associated with the development.

The proposed development will include the construction of a 3,600 square foot (footprint) building and associated parking lot with associated utilities. The new building will replace a building previously lost to fire. The majority of the proposed parking addition will be positioned where the previous building was located with the proposed building located to the south of the proposed parking. Additional paving will also be added at various locations around the site to provide increased parking. See Existing and Proposed Condition exhibits attached.

Method of Analysis

This letter presents the preliminary analysis and evaluates and compares the storm water runoff for the existing and proposed site conditions. The existing and post development runoff analysis was conducted in accordance with the requirements of the Kansas City Metropolitan Chapter of the American Public Works Association Design Criteria, Section 5600 and its applicable supplements. The analysis of the site was performed using the SCS Method for the 10 and 100 year storm events. A 5-minute time of concentration and weighted runoff coefficient were used for all calculations. A CN of 74 was used for pervious greenspace and a CN of 98 was used for impervious surfaces.

Drainage Analysis

The site generally slopes to the west. Stormwater runoff is directed to a curb inlet located at the west end of the on-site cul-de-sac by overland and shallow concentrated flow via the curb and gutter network.

The preliminary analysis of the site was performed based on changes to the land cover resulting from the proposed site improvements. The impervious surfaces removed were compared to the impervious surfaces added due to the proposed improvements and the net resultant increase in impervious surface was analyzed to determine the associated increase in stormwater runoff peak flow rates and volume. Table 1 presents the estimated change in cover characteristics and Table 2 presents the resultant stormwater calculations from the change in cover.

Table 1: Change in Site Cover Analysis

COVER DESCRIPTION	AREA (SF)	AREA (AC)
ESTIMATED EXISTING IMPERVIOUS SURFACE REMOVED	6555	0.15
ESTIMATED PROPOSED IMPERVIOUS SURFACE ADDED	22180	0.51
NET IMPERVIOUS SURFACE INCREASE	15625	0.36

Table 2: Stormwater Comparison for Change in Site Cover

SITE CONDITION	CN	10 YR EVENT		100 YR EVENT	
		PEAK FLOW (CFS)	VOLUME (CU.FT)	PEAK FLOW (CFS)	VOLUME (CU.FT)
EXISTING (PERVIOUS COVER)	74	1.45	3507	2.58	6196
PROPOSED (IMPERVIOUS COVER)	98	2.49	6741	3.61	9872
ESTIMATED INCREASE	-	1.04	3234	1.03	3676

Conclusion

As shown in Table 1 and Table 2, the runoff increase due to the estimated addition of impervious surface of the proposed site improvements are 1.04 and 1.03 CFS for the 10 and 100 year storm events respectively. The estimated increase in runoff volume is 3234 and 3676 cubic feet for the 10 and 100 year storm events, respectively. Kaw Valley Engineering expects the stormwater for the additional impervious area will be managed by above or below ground detention, or a combination of the two, if any. Coordination will occur with city officials and Somerset Village Apartments representatives to develop a stormwater management plan to address changes to the runoff characteristics as planning for the site improvements advances.

If you have any questions please don't hesitate to contact us at (816) 468-5858.

Respectfully Submitted,
Kaw Valley Engineering, Inc.



Johnson Rowland, E.I.T.

Coby C. Crowl, P.E.





Staff Report

Community Development
Planning and Development Services

PZ 2018-10

To: City of Raytown Planning and Zoning Commission
 From: Ray Haydaripoor, Community Development Director
 Date: October 4, 2018
 Re: Application for (Final) Plat

PLAT APPLICATION SUMMARY

Applicant: Curtis Peterson, Polsinelli
 Project Contact: Wilson View 2nd Plat- Somerset Village
 Property Location: 9800 E 60th St
 Request: For approval of a (final) plat for subdivision

SITE DATA

WILSON VIEW--LOTS 8-19 & TH PT NE 1/4 NE 1/4 SEC 05-48-32 DAF: BEG MOST SW COR LOT 12 WILSON VIEW TH W 50' TO ELY RR ROW LI TH NLY ALG SD ELY RR LI 244' TH E 50' TO W LI WILSON VIEW TH SLY ALG W LI LOTS 11 & 12 SD WILSON VIEW TO POB (BEING PT OF FORMER RR ROW)

Land Use Data	
Surrounding Zoning	R-3
Surrounding Overlay	Central Business District
Surrounding Land Use	Residential
Designated Future Land Use	Multi - Family Residential
Ward(s)	Ward 2
Approximate Land Area	3.5 acres

ZONING AND CURRENT USES OF NEARBY PROPERTY

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

	<u>ZONING</u>	<u>EXISTING LAND USES</u>
South:	NC	Neighborhood Commercial
North:	R-3	Single family homes
East:	NC	Neighborhood Commercial
West:	N	Conservation

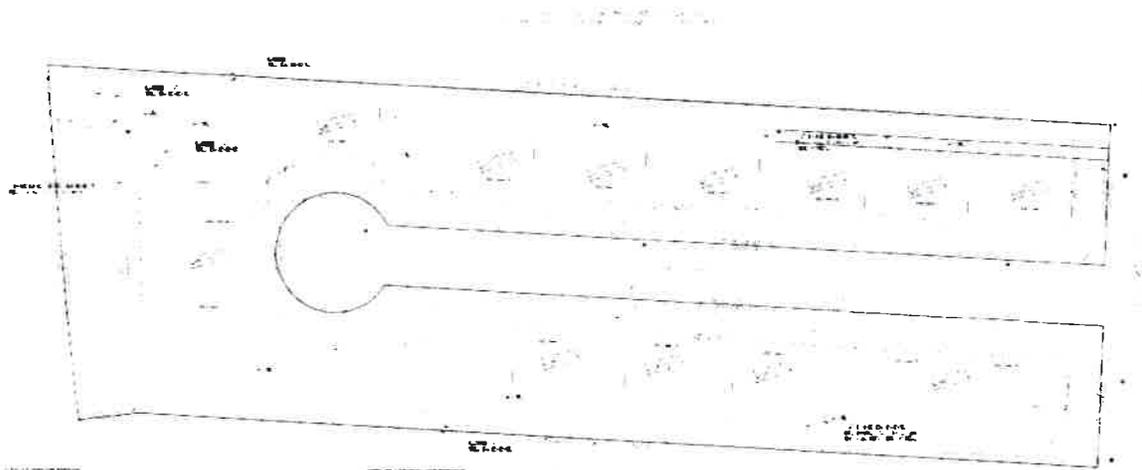
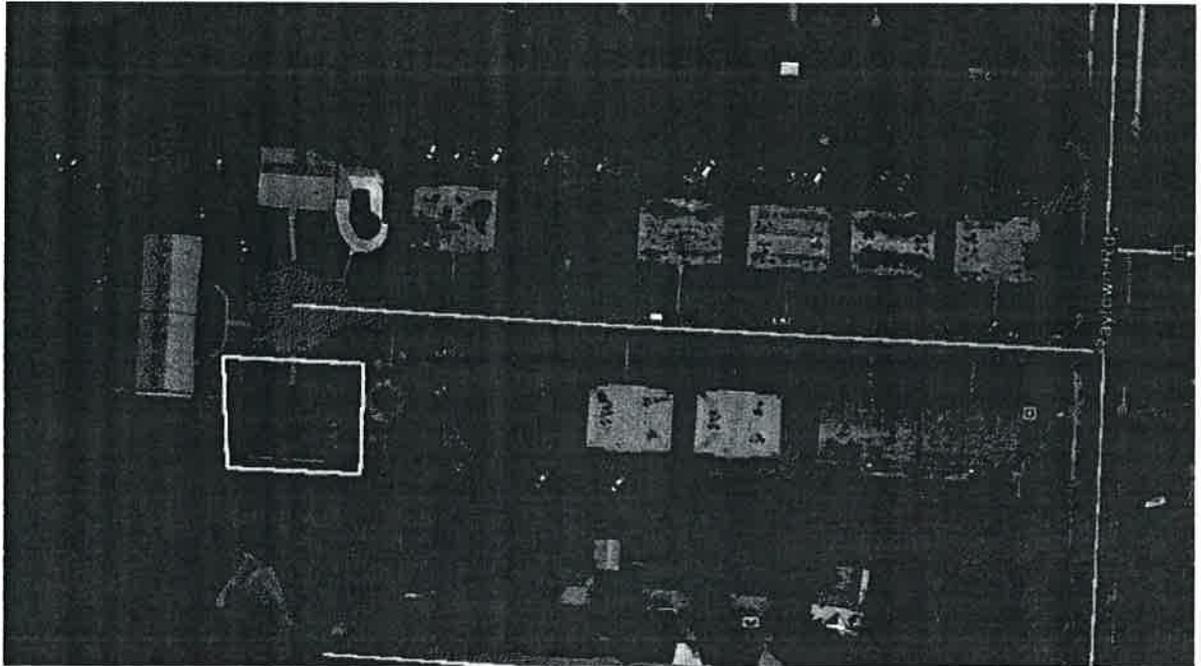
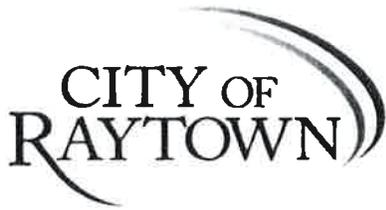


Figure 1 – Proposed Wilson View 2nd Plat



BACKGROUND and HISTORY

Curtis Peterson, on behalf of KM-TEH Realty owners of the property located at 9611/13 E 60th Street is requesting approval of (Final) plat in order to replace the building that burnt down. Wilson View, known as Somerset Village, has been at this location for approximately sixty years. There are 19 lots throughout the property with multiple building over lapping lot line. Staff where informed by Jackson County GIS personnel that the only data they have before 1999 is notes in the system and three tax parcels do not have any notes. Additionally, in researching the deeds, every time the property transferred hands the legal description is simply lot 1-19 (the entire development).

Somerset Village is a complex of 13 buildings that have 156 dwelling units. The complex is located on East 60th Street just west of Raytown Road. The building that was destroyed is located 9811 E. 60th Street and was destroyed by fire in February 2016. The City does not have building permit information available, but sewer connection records indicate it was built in 1965 along with two other buildings on the cul-de-sac. The rest of the complex was built in the mid-seventies.

SITE DESCRIPTION AND PRESENT USE

The property to be re-platted is approximately three and half acres (3.5) to the south of 59TH St and west of Raytown Road. The site is used for multi- family residential. Currently, the property has several buildings with multiple lots and property line.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The neighborhood is occupied by mostly low-density suburban residential homes. The property to the north is zoned R-3 (Residential Uses) commercial use to the south, residential use to the east.

FINDINGS OF FACT

1. Conformance to the City of Raytown Ordinances

Staff has reviewed the submitted (final) plat with respect to the City of Raytown Subdivision Regulations (Chapter 36) and Zoning Regulations (Chapter 50). Staff has determined that the (final) plat does not contain all necessary information as required by the Subdivision and Zoning regulations.

2. Suitability of the land for subdivision development

The property is not vacant. All proposed lots meet the land use requirements. In addition, the existing buildings are currently serviced by existing utilities.

3. Consistency with adjoining uses and platted property

The majority of adjoining uses are single-family residential homes. The existing uses are of a Public/Semi-Public nature, have existed for over 60 years and are not intensive in nature. The lots on the north and east side of the property, has been developed as residential development as single-family homes.



Staff Report

Community Development
Planning and Development Services

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

The site is developed and currently served by public facilities and utilities. The entire development already has its own electric service and meter, gas service and meter, and sanitary sewer service.

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

The topography of the site does not present any issues. Lot layout is in accordance with sound land-use and is logical given the existing development and the applicant's primary reason for re-platting the property. The submitted (final) plat does not have the necessary information as required by sec. 38-5, 38-6

RECOMMENDATION

The Planning Commission may recommend approval, approval with conditions or denial. If the Planning Commission recommends approval, staff recommends the following conditions are applied to the Final Plat and be submitted to Community Development and Planning and Zoning Commission for review and approval:

1. Submit Revised (Final) Plat for review by City Staff and Planning and Zoning Commission.
2. Per Sec. 38-6; The revised plan should show all items indicated in those sections, including : Topography (unless specifically waived) with contour intervals of not more than five feet, refer elevation to USGS or city datum; also the locations of water courses, ravines, bridges, lakes, wooded areas, approximate acreage and such other existing features as may be pertinent to subdivision, in areas where grades are gentle the city may require a lesser contour interval.
3. Sec. 38-6, (9), c. Names of adjacent subdivisions and owners of adjacent parcels of unsubdivided land.
4. Per Sec. 38-5; Before any plats shall be recorded or be of any validity, it shall have been presented to the planning commission, and approved by the council as having fulfilled the requirements of these regulations and all other applicable ordinances.
5. Per Sec. 38-10. Final Plat; Seven copies of the (final) subdivision plat of which four will be paper prints and three will be Mylar prints. All seven copies shall carry the original signatures of the owner or owners and acknowledgement by a notary public.
6. All public improvements shall be completed prior to final approval by Board of Alderman and recording of plat.

Case Number: _____
Date Received: _____
Fee Paid: \$300.00 + \$4.00 / lot

City of Raytown Application for Final Plat

1. Name, address and phone number of property owner(s):
KM-T.E.H. Realty 4, LLC / Michael Fein
645 Penn Street, Reading, PA 19601
(816) 581-6330
toffice8@tehmngmnt.com

3. Name, address and phone number of developer(s):
Todd Fischer, Fischer C.M.
5852 E. 20th Street, Kansas City, MO 64126
(636) 926-2498
tfischer@claimsadj.com

2. Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:
Viking Survey / Curtis Tolson
P.O. Box 13324, Shawnee Mission, KS 66282
(913) 226-7464
curtis@vikingsurveys.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).
5. Approximate street address or location:
9811/13 E. 60th Street

6. Name of proposed subdivision:
Somerset Village

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).
KM-T.E.H. Realty 4, LLC
Signature: (M)
By: Michael Fein, Manager

8. Site Characteristics

- A. Total acreage of subdivision: 4.84 Acres
- E. Total number of lots: 1 Lot
- B. Acreage this phase (if applicable): 4.84 Acres
- F. Lots this phase (if applicable): Lot 1
- C. Current zoning classification: R-3
- G. Lot Area
Maximum: _____
Minimum: _____
Average: _____
- D. Proposed zoning classification (if applicable): R-3

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): _____
Proposed surface material: _____
Length of roadway: _____
Maximum grade: _____

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

- D. Will this development be served by public storm sewer? Yes
- E. Describe the drainage plan for this development, including any easements. Please attach a separate sheet.
- F. Will parkland or green space be dedicated? No

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 1
- Option selected for sanitary sewer construction: N/A - sanitary sewer is already in place.
- Option selected for storm sewer construction: N/A - storm sewer is already in place.
- Option selected for other construction: Option 1
- Option selected for other construction: Option 1
- Have construction plans for the improvements been submitted to the Community Development Department? No.

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 816-737-6011.



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

PRELIMINARY PLAT PERMIT
FINAL

PERMIT #: 20182480	DATE ISSUED: 8/31/2018
	MUST COMMENCE BY: 8/30/2019
JOB ADDRESS: 9811 E 60TH ST	LOT #:
SUBDIVISION:	BLK #:
OWNER: KM TEH REALTY 4 LLC	APPLICANT: POLSINELLI
ADDRESS: 645 PENN STREET	ADDRESS: 6201 COLLEGE BOULEVARD
CITY, STATE ZIP: READING PA 19601	CITY, STATE ZIP: OVERLAND PARK KS 66211
PHONE: 816-581-6330	PHONE: 913-234-7458
SURVEYOR: VIKING SURVEY	DEVELOPER: TODD FISCHER
ADDRESS: PO BOX 13324	ADDRESS: 5852 E 20 STREET
CITY, STATE ZIP: SHAWNEE MISSION KS 66282	CITY, STATE ZIP: KANSAS CITY MO 64126
PHONE: 913-226-7464	PHONE: 636-926-2498
VALUATION: \$ 0.00	
SQ FT: 0.00	
OCCP TYPE:	
CNST TYPE:	
DESCRIPTION OF WORK:	

FEE CODE	DESCRIPTION	AMOUNT
PZ-03	PRELIMINARY PLATS/PER LOT	\$ 304.00
	<i>Final</i>	
	TOTAL	\$ 304.00

Inspection Information

- All inspections require two working days (48 hours) advance notice.
- Inspections must be scheduled and approved before covering any work.
- 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.

[Signature] 8/31/2018 *[Signature]* 9/12/2018
 Issued By: Date: Applicant: Date:



Community Development Department
10000 East 59th Street
Raytown, Missouri 64133
(816) 737-6014
www.raytown.mo.us

September 10, 2018

Notice of Public Hearing

The Department of Community Development has received a preliminary plat application for the Somerset Village apartment complex in Raytown, Missouri.

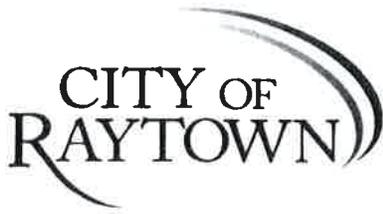
A public hearing to consider this preliminary plat application will be held by the City of Raytown Planning & Zoning Commission **at 7:00pm on Thursday October 4, 2018.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described preliminary plat application **at 7:00pm on Tuesday, November 6, 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 the public hearing to ask questions and provide comment regarding this proposed Final Plat application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6093 or by e-mail at rayh@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.



Community Development Department

10000 E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6014 Fax: 816-737-6164

Planning & Zoning Review

September 7, 2018

Case Number	PZ 2018-10
Project	Somerset Village
Applicant	Polsinelli
Zoning	R-3

Polsinelli:

Thank you for submitting the replat of Wilson View. The Joint Review Committee has reviewed the plat that was submitted on August 31st, 2018 and has the following comments regarding this application:

Community Development’s Plat Comments:

1. Names, addresses and phone numbers of the developer and the surveyor, landscape architect or civil engineer making the plat needs to be included on the plan.
2. Location, width and name of each existing or platted street or other public way, railroad and utility ROW, parks and other public open spaces, and permanent buildings, within or adjacent to the proposed subdivision.
3. Location of boundary lines in relation to section, quarter section or quarter-quarter section lines and any adjacent corporate boundaries, compromising a legal description of the property need to be shown.
4. Add date to plat.
5. Change North arrow to a simpler style.
6. Names of adjacent subdivisions and owners of adjacent parcels of subdivided land need to be shown.
7. Topography lines need to be shown (contour intervals to be no more than five feet).
8. Rear building setback lines need to be shown.
9. Right-Of-Ways need labeled
10. Notary Public needs a line for signature and a line for printed name
11. Signature/date lines
 - a. Mayor: Michael McDonough
 - b. City Clerk: Teresa Henry
 - c. Planning and Zoning Commission Chairman: Kevin Wilson
 - d. Planning and Zoning Commission Secretary: Dee Ann Stock
 - e. Director of Community Development: Ray Haydaripoor
12. All existing sewers, water mains, gas mains, culverts or other underground installations within the proposed subdivision or immediately adjacent thereto shall be shown. Pipe size and grades of existing utilities shall be shown.
13. ROW information needs to be shown (street name, centerline, ROW dimensions, etc.)

Public Works’ Plat Comments – Jason Hanson, 816-7373-6067 or jasonh@raytown.mo.us

1. With this all being proposed as 1 property, the drive easements may no longer be needed.
2. The Right-of-Way vacation and proposed utility easement should extend all the way to the cul-de-sac, to include the existing sanitary sewer main line. Show this on all other sheets too.

3. This sheet appears to have the 10' of Right of Way vacated and the 24' Utility Easement extended all the way to Raytown Road, but some of the other sheets depict it different.
4. This sheet shows the 60th Street right-of-way width and the proposed Utility Easement width a little different than on the other sheets.
5. Show the full Raytown Road right-of-way of 60', and not just the half street r-o-w.
6. Show the Rear Setback lines.
7. Update the Director of Community of Developments name.
8. Update the Mayor Signature block to delete Protem.

Please provide all requested info by **12:00 PM Thursday, September 13th** to ensure that the case remains on the October 4, Planning and Zoning Commission agenda.

Sincerely,

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

September 13, 2018

Response to Staff Comment Letter dated September 7, 2018:

Case No.: PZ2018-10

Community Development's Plat Comments:

1. Names, addresses and phone numbers of the developer and the surveyor, landscape architect or civil engineer making the plat needs to be included on the plan. **Response: Final Plat has been revised to include this information.**
2. Location, width and name of each existing or platted street or other public way, railroad and utility ROW, parks and other public open spaces, and permanent buildings, within or adjacent to the proposed subdivision. **Response: Final Plat has been revised to include this information.**
3. Location of boundary lines in relation to section, quarter section or quarter-quarter section lines and any adjacent corporate boundaries, comprising a legal description of the property need to be shown. **Response: Final Plat has been revised to include this information.**
4. Add date to plat. **Response: Final Plat has been revised to include this information.**
5. Change North arrow to a simpler style. **Response: Final Plat has been revised to include this information.**
6. Names of adjacent subdivisions and owners of adjacent parcels of subdivided land need to be shown. **Response: Final Plat has been revised to include this information.**
7. Topography lines need to be shown (contour intervals to be no more than five feet). **Response: Topography lines are typically not shown on a final plat document. Please see Grading Plan for contours.**
8. Rear building setback lines need to be shown. **Response: Final Plat has been revised to include this information.**
9. Right-Of-Ways need labeled. **Response: Final Plat has been revised to include this information.**
10. Notary Public needs a line for signature and a line for printed name. **Response: Final Plat has been revised to include this information.**
11. Signature/date lines
 - a. Mayor: Michael McDonough
 - b. City Clerk: Teresa Henry
 - c. Planning and Zoning Commission Chairman: Kevin Wilson
 - d. Planning and Zoning Commission Secretary: Dee Ann Stock
 - e. Director of Community Development: Ray Haydaripoor**Response: Final Plat has been revised to include this information.**
12. All existing sewers, water mains, gas mains, culverts or other underground installations within the proposed subdivision or immediately adjacent thereto shall be shown. Pipe size and grades of existing utilities shall be shown. **Response: The requested information is not typically shown on a final plat -see Grading Plan for existing utilities. Per phone call with Ray Haydaripoor sizes and grades do not need to be noted at this time.**
13. ROW information needs to be shown (street name, centerline, ROW dimensions, etc.) **Response: Final Plat has been revised to include this information.**

Public Works' Plat Comments – Jason Hanson, 816-7373-6067 or jasonh@raytown.mo.us

1. With this all being proposed as 1 property, the drive easements may no longer be needed. **Response: Agreed. The plat has been revised to reflect that easements will be vacated with this plat.**
2. The Right-of-Way vacation and proposed utility easement should extend all the way to the cul-de-sac, to include the existing sanitary sewer main line. Show this on all other sheets too. **Response: Final Plat has been revised to include this information.**

3. This sheet appears to have the 10' of Right of Way vacated and the 24' Utility Easement extended all the way to Raytown Road, but some of the other sheets depict it different. **Response: The plans have been revised to reflect consistent information.**
4. This sheet shows the 60th Street right-of-way width and the proposed Utility Easement width a little different than on the other sheets. **Response: The plans have been revised to reflect consistent information.**
5. Show the full Raytown Road right-of-way of 60', and not just the half street r-o-w. **Response: The Final Plat has been revised to include this information.**
6. Show the Rear Setback lines. **Response: Final Plat has been revised to include this information.**
7. Update the Director of Community of Developments name. **Response: Final Plat has been revised to include this information.**
8. Update the Mayor Signature block to delete ProTem. **Response: Final Plat has been revised to include this information.**