

**CITY OF RAYTOWN  
PLANNING AND ZONING COMMISSION MEETING  
AGENDA**

**October 5, 2017  
7:00 pm  
Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133**

- 1. Welcome by Chairperson**
- 2. Call meeting to order and Roll Call**
- 3. Approval of Minutes of July 13, 2017 Meeting Minutes**
- 4. Old Business. – None**
- 5. New Business**
  - A. Case No.: PZ-2017-009**  
**Applicant: Thomas Welles on behalf of Tidal Wave**
  
  - B. Case No.: PZ-2017-010**  
**Shelia Bradley-Graham on behalf of Day Prep Academy LLC**
- 6. Set Future Meeting Date - Thursday, November 2, 2017 at 7:00 PM**
- 7. Adjourn**

**CITY OF RAYTOWN  
PLANNING AND ZONING COMMISSION MEETING  
MINUTES**

**July 13, 2017  
6:00 pm**

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

**1. Welcome by Chairperson**

Mr. Wilson welcomed everyone to the July 13, 2017 PZA Meeting

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

Mr. Wilson called and did the roll call. Present: Lightfoot, Meyers, Robinson, Wilson, Emerson, Dwight.

**3. Approval of Minutes: None**

**4. Old Business. – None**

**5. New Business**

**A. Case No. PZ-2017-007**

**Text Amendment to Chapter 50-04 of Code of Ordinances of the City of Raytown for the purpose of updating the Land Use Table**

- i. Introduction of Application by Chair  
Mr. Wilson introduced PZ-2017-007
- ii. Open Public Hearing.  
Mr. Wilson opened the public hearing
- iii. Enter Additional Relevant City Exhibits into the Record:
  - a. Publication of Notice of Public Hearing in Daily Record Newspaper.
  - b. City of Raytown Zoning Ordinance, as amended
- iii. Board Discussion  
Ms. Emerson mad a correction to the Text Amendment stated it should be 50-107 correction noted.  
Mr. Lightfoot asked staff if the table was the same.  
Mr. Williamson stated yes except for Draft Breweries.

- iv. Close Public Hearing  
Mr. Wilson closed the Public Hearing.
- vi. Board Decision to Approve, Conditionally Approve or Deny the Application.
  - a. Motion  
Ms. Emerson made a motion to approve the tables.
  - b. Second  
Mr. Meyers seconded the motion.
  - c. Additional Board Discussion
  - d. Vote  
Meyers, Lightfoot Dwight, Emerson, Robinson, Wilson Meyers all voted Yes

**MOTION PASSES 6-0**

**B. Case No. PZ-2017-008 Text Amendment to Section 50-4 Definitions or Code of Ordinances of the City of Raytown.**

- i. Introduction of Application by Chair  
Mr. Wilson introduced PZ-2017-008
- ii. Open Public Hearing  
Mr. Wilson opened the Public hearing
- iii. Enter Additional Relevant City Exhibits into the Record:
  - a. Publication of Notice of Public Hearing in Daily Record Newspaper.
  - b. City of Raytown Zoning Ordinance, as amended
- iii. Board Discussion  
Ms. Emerson had some corrections to the language in the Code of Ordinances they will be fixed.
- iv. Close Public Hearing  
Mr. Wilson closed the Public Hearing.
- v. Board Decision to Approve, Conditionally Approve or Deny the Application.
  - a. Motion  
Mr. Robison made a motion to approve with corrections.
  - b. Second  
Ms. Emerson seconded the motion
  - c. Additional Board Discussion - None

d. Vote

Vote was taken: Meyers, Dwight, Emerson,  
Lightfoot, Robinson, Wilson all voted yes.

**Motion Passes 6-0**

**6. Other Business- None**

**7. Set Future Meeting Dates** –August 3, 2017 at 7:00 P.M.

**8. Adjourn**

## STAFF REPORT

**To:** The City of Raytown Planning and Zoning Commission  
**FROM:** MICHAEL SWAN, PLANNING & ZONING COORDINATOR, COMMUNITY Planning Department  
**DATE:** OCTOBER 5, 2017  
**Subject:** Agenda Item No. 5. A: Application for a conditional use permit for an automated auto spa located at, 10001 E US 350 Highway.

### Background Information:

Thomas Wells, on behalf of Tidal Wave Auto Spa is seeking approval of a conditional use permit application to allow an automated car wash to be placed at 10001 East US 350 Highway, as indicated in red on the aerial photo below.

Subject property is owned by Raytown 350 Investment Group LLC and is bounded by West US 350 Highway on the northeast, the intersection of Raytown Road and West US 350 Highway on the north, Raytown Road on the west and East 75<sup>th</sup> Street on the south.

The specific proposal is to combine the individual lots and vacate East 75<sup>th</sup> Street to build a Tidal Wave Auto Spa on the lot.



Exhibit 1

**Factors To Be Considered:**

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

**1. The stability and integrity of the various zoning districts.**

The property to which the conditional use permit application applies is zoned Highway Corridor Commercial (HC). The zoning and uses on surrounding properties are more specifically described below (Exhibit 2):



Exhibit 2

**Northeast:** Highway 350 West abuts northeast side of the property; the property is zoned Highway Corridor Commercial (HC) and is occupied by an auto sales, electric supply and auto body shop.

**West:** Raytown Road abuts the property on the west; the property is zoned Highway Corridor Commercial (HC) and is occupied by an auto repair shop and a cash/loans business.

**South:** East 75<sup>th</sup> Street abuts the property to the south; the property is zoned Highway Corridor Commercial (HC); and is occupied by an I-Hop restaurant and a billboard.

**2. Conservation of property values.**

The proposed conditional use, if approved, will occupy a property that is vacant, but was previously occupied by a service station and self-service bay carwash. The proposed business is similar to other auto-oriented businesses in the area and it is the opinion of Staff that given the commercial character of the area, property values will not be negatively impacted by granting a conditional use permit to the applicant.

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

Construction of the carwash will require submittal of architectural and engineering plans which will be reviewed by City staff for compliance with the City's construction codes. The structure and site construction will be inspected by the City's Building Official and Property Code Enforcement Officer as well as the Fire Marshall from the Raytown Fire Protection District to insure compliance with applicable Life Safety Codes, building codes, Property Maintenance Codes and Fire Codes.

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

It does not appear that the proposed carwash business will violate any general police regulations.

**5. Prevention of traffic congestion.**

The property is located at the intersection of Raytown Road and Highway 350; therefore, it is important that the proposed use does not cause any traffic congestion in that area. Access will be from 75<sup>th</sup> Street which will be vacated and become a private drive as it is to the east. Two existing curb cuts on Raytown Road and three curb cuts on Highway 350 will be closed as a part of this development. The carwash is providing 11 stacking spaces on site in front of the pay kiosk, however, there are times when this may not be adequate and staff is recommending that additional stacking be provided on 75<sup>th</sup> Street which will be a private drive. It is recommended that the private drive be built to three lanes in width and the north lane be designated as a stacking lane for the carwash. This will still allow two lanes to be available for the other businesses in the area and for emergency vehicles.

**6. Promotion of traffic safety and the orderly parking of motor vehicles.**

Access to the carwash will be from the private drive which is currently 75<sup>th</sup> Street and there will be no access from either Raytown Road or Highway 350. As a part of the development of this project, two curb cuts on Raytown Road and three curb cuts on Highway 350 will be permanently closed. This should improve the safety of this intersection. The site plan shows the internal vehicle circulation and parking which is well laid out and orderly. The entrance and exit driveways are separated and are both on 75<sup>th</sup> Street which should help alleviate traffic conflicts.

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

As previously described, if the application is approved, the applicant will need to obtain a building permit and the plans will be reviewed to make sure they are in compliance with city codes. As construction starts, the City Building Official will inspect the project to ensure that it is built according to the approved plans.

8. **Provision for adequate light and air.**  
The site is slightly over an acre in size and will provide green space and landscaping which will provide for adequate light and air.
9. **Prevention of overcrowding and excessive intensity of land uses.**  
The proposed site plan shows landscaping and green space and the carwash will not provide overcrowding or an excessive intensity of development.
10. **Provision for public utilities and schools.**  
The proposed conditional use will not have any impact on schools and all necessary utilities are available to serve the property.
11. **Invasion by inappropriate uses.**  
There are numerous service stations and other auto oriented uses along HWY 350 and in the opinion of the staff, it does not appear that the proposed carwash will be an invasion of an inappropriate use.
12. **Value, type and character of existing or authorized improvements and land uses.**  
There are two restaurants located on adjacent properties and a third site in that development remaining to be developed. A site plan has not been approved for the undeveloped site. The restaurants have drive-through service which is similar to the drive-through function of the carwash.
13. **Encouragement of improvements and land uses in keeping with overall planning.**  
Staff is recommending the vacation of East 75<sup>th</sup> Street because it dead ends into a private drive and the applicant has agreed. This project also has to comply with the HWY 350 Corridor Design Guidelines and there are several items that need to be addressed which are as follows:
  1. Sec. 50-418 (f) Corridor Gateways requires that developments at the intersection of Raytown Road and HWY 350 "provide a visually prominent feature to create a gateway to HWY 350." The applicant provides a permanent easement for the gateway feature that is designed by the City. Gateway features are located at the intersection of 63<sup>rd</sup> Street and Blue Ridge Cutoff and are an example of what is needed here. There is adequate area on the site at the corner of Raytown road and HWY 350 to accommodate the feature, but some redesign of the site will be necessary in relation to the applicant's monument sign and the gateway feature.
  2. Sec. 50-421 (e) Landscaping/Open Space has very specific requirements and the applicant has not submitted a landscape plan for staff review. The applicant will need to submit a landscape plan for staff review and approval prior to obtaining a building permit.
  3. Sec. 50-421 (f) (3) Accommodation for Bicycles requires a minimum of a four bicycle locking facility. Obviously, customers will be driving cars and will not need bicycle racks, but they should be provided for employees who may be riding a bicycle to work.
  4. Sec. 50-424 Commercial Design Standards has specific requirements for building design. The plans submitted to date are preliminary and do not contain all the details necessary for a complete evaluation. Staff will need to review and approve

the final plans for compliance with the HWY 350 Corridor Design Guidelines prior to issuing a building permit.

5. Sec. 50-424 (4) Site Furnishings requires a minimum of two site furnishings. These are not shown on the plans and will need to be reviewed and approved by staff prior to issuing a building permit.

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

The proposed carwash is located in an existing commercial area and the proposed use is consistent with the development of the Highway 350 Corridor. The proposed carwash will need to meet the requirements of the Highway 350 Design Guidelines and if the application is approved, it will continue to provide for the orderly and proper renewal, redevelopment and growth along MO-350 Highway.

The lot will consist of two lots and the vacated 75<sup>th</sup> Street. Additionally, it is recommended that the property be platted into one lot to clean up the boundary lines.

**STAFF RECOMMENDATION:**

It is the opinion of Staff that the factors to be considered are favorable and recommends that the conditional use permit for the carwash be approved subject to the following conditions:

1. That an application be submitted to the City to vacate East 75<sup>th</sup> Street with public notice issued and a public hearing conducted. The occupancy permit shall not be given until such time as the street vacation has been approved by ordinance from the Board of Aldermen.
2. That as a condition of the vacation, 75<sup>th</sup> Street be granted as a utility easement.
3. That the applicant construct 75<sup>th</sup> Street as a curbed and guttered three lane private drive with the north lane designated as a stacking lane for the carwash.
4. That the applicant submit a landscape plan for staff review and approval prior to obtaining a building permit.
5. That the applicant provide an easement for a gateway feature as required in Sec. 50-418 (f).
6. That the applicant provide bicycle racks as required in Sec. 50-421 (f) (3).
7. That staff review and approve final plans relative to all city codes, but particularly in regard to the HWY 350 Corridor Design Guidelines prior to issuing a building permit.
8. That the applicant provide site furnishings as required in Sec. 50-424 (4).
9. That the applicant plat the property combining the two lots and vacated 75<sup>th</sup> Street into one lot and that the plat be completed prior to issuing an occupancy permit.
10. That the conditional use permit shall be valid for a period of ten (10) years from the date of issuance of the Certificate of Occupancy and is subject to automatic renewal by the Community Development Director provided that all local, state and federal rules and regulations are met.
11. That this conditional use permit shall comply with all local, state and federal rules and regulations that may be applicable.
12. That a transfer of ownership notification providing new ownership's identity and contact information be provided to the Community Development Department within thirty (30) days of transfer.



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

**CONDITIONAL USE PERMIT**

<b>PERMIT #:</b> 20170965	<b>DATE ISSUED:</b> 8/02/2017
	<b>MUST COMMENCE BY:</b> 8/02/2018
<b>JOB ADDRESS:</b> 10001 E 350 HWY	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> TIDAL WAVE	<b>CONTRACTOR:</b> TIDAL WAVE
<b>ADDRESS:</b> 10001 E 350 HWY	<b>ADDRESS:</b> 10001 E 350 HWY
<b>CITY, STATE ZIP:</b> RAYTOWN MO 64133	<b>CITY, STATE ZIP:</b> RAYTOWN MO 64133
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b> CONDITIONAL USE PERMIT FOR TIDAL WAVE	

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

**Inspection Information**

1. All inspections require one working day (24 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

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


 Issued By: \_\_\_\_\_ Date: 8/2/17  
 \_\_\_\_\_ Date: 8/2/17  
 Applicant: 

DATE : 08/02/2017 2:16 PM  
 OPER : DPA  
 TKBY : DPA DPA  
 TERM : 35  
 REC# : R00106156  
 -----  
 911 Building Permits 250.00  
 20170965 250.00CR  
 TIDAL WAVE  
 10001 E 350 HWY  
 PZ-CUSE 250.00CR  
 -----  
 Paid By: TIDAL WAVE  
 2-CHK 250.00 REF: 12370  
 -----  
 APPLIED 250.00  
 TENDERED 250.00  
 -----  
 CHANGE 0.00

Case Number \_\_\_\_\_  
Date Received \_\_\_\_\_  
Map Page \_\_\_\_\_

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

**PART I Background Information**

1. This request applies to property at the following address:  
10001 E M 350 Hwy., Raytown, MO, 64133

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

Name	Address	Phone
<u>Raytown 350 Inv. Group, LLC</u>	<u>605 W 47<sup>th</sup> Street, Suite 200, Kansas City, MO 64112</u>	<u>816-753-6000</u>

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

Name	Address	Phone/Email
<u>Thomas Wells</u>	<u>4335 S. Lee St., Suite B, Buford, GA 30518</u>	<u>404-358-1176 twells@kdsllc.net</u>

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

Vacant

5. Zoning classification of the property: HC - Highway Commercial

6. Specify the use desired for the property: Tidal Wave Auto Spa (Self Service car wash facility)

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Raytown 350 Investment Group LLC  
Raytown Wash LLC

**PART II Conditional Use Permit Information**

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

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

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

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

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

(SEE ATTACHED)

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

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

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

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

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

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

H. Additional comments:

## Applicant Responses

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

The Applicant's proposed use is a Self-Service Car Wash facility, which is an allowed use in the HC zoning district upon review and approval of a Conditional Use Permit. The proposed self-service car wash facility will be maintained and operated in a manner consistent with other neighboring commercial uses. The proposed development will not be detrimental to, or endanger, the public health, safety or general welfare. The proposed use and development will meet all applicable storm water and environmental regulations so that the proposed use will not be detrimental to the public health, safety or general welfare from an environmental standpoint.

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

The Applicant's proposed use is a Self-Service Car Wash facility, which is an allowed use in the HC zoning district upon review and approval of a Conditional Use Permit. The proposed self-service car wash facility will be maintained and operated in a manner consistent with other neighboring commercial uses. The building will be constructed of brick and glass with a standing seam metal roof and will be indistinguishable from other commercial development in look and feel.

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

The subject property is currently vacant. Previous uses consisted of an Amoco Service Station and a self-serve bay car wash. The subject property is a small, oddly configured tract bounded on all three sides by public right-of-way. The proposed use planned will result in an attractive, viable commercial development. Control of vehicular access, circulation and landscaping will minimize impact to street system.

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

The Applicant's proposed use is a Self-Service car wash facility, which is an allowed use in the HC zoning district upon review and approval of a Conditional Use Permit. The proposed project is bounded by E M 350 E on the east side, Raytown Road on the west and 75<sup>th</sup> Street on the south. The proposed self-service express tunnel car wash facility will be maintained and operated in a manner consistent with other neighboring commercial uses. The proposed use will be in harmony with the area and will not impede orderly development and improvement of the surrounding uses because of the scale and architectural design of the proposed building and site improvements.

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

11 Years

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

Due to the configuration of the subject parcel, significant reduction in access to the site, the property owner will be subjected to further economic hardship by not approving the proposed use.

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

The site is located in a commercial corridor with existing public utilities adequate to serve the intended use of the property as a self-service car wash facility. The site is designed with a single driveway serving the site from existing 75<sup>th</sup> Street (which is to be abandoned and become a private access easement for the four parcels comprising Raytown Crossing East).

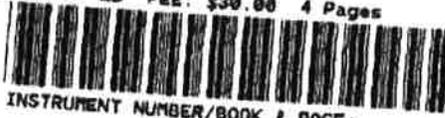
**H. Additional comments:**

- a. Storm Drainage – Stormwater Detention for the subject property exists in an off-site basin located on the adjoining property as shown in the Micro Stormwater Drainage Study for Raytown Crossing Phase II, dated Sept. 15, 2015 as prepared by Lutgen, Inc. for Block & Company, Inc.
- b. TIF/CID – The proposed use would have minimal retail sales generating tax revenue for the City of Raytown. To abate that concern, the Applicant is proposing a lump sum payment in the amount of One Hundred Five Thousand and No/100 Dollars (\$105,000.00) to the City of Raytown at the time the Certificate of Occupancy is issued AND a monthly payment to the City of Raytown of One Thousand Two Hundred Eighty Six and 46/100 Dollars (\$1,286.46) until the earlier to occur of: 1) the TIF/CID debt has been satisfied, 2) twenty (20) years from the issuance the Certificate of Occupancy, or 3) permanent closing of the proposed self-service car wash facility.
- c. The proposed use will promote water conservation as it will utilize a sophisticated water reclamation system, computer controlled systems and high-pressure nozzles and pumps which significantly minimize the amount of 'fresh' water needed to provide a quality exterior wash. The amount of 'fresh' water used at the proposed facility ranges from 14 to 20 gallons per vehicle (depending on vehicle size and wash selected), while utilizing approximately 50 gallons of reclaimed water. Residents performing car washes at home use 80-140 gallons of fresh water per vehicle. Another benefit of the proposed use is that the professional wash will empty filtered waste into the sewer system for further treatment. Versus introducing harmful cleaning chemicals and phosphates from the road film into the storm drain that is intended to deliver rain run-off into rivers and streams thereby hurting the plant and animal life in those ecosystems.

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

09/27/2005 11:17:02 AM

INSTRUMENT TYPE: MD FEE: \$30.00 4 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

200510085158



ROBERT T. KELLY, DIRECTOR OF RECORDS

## MISSOURI WARRANTY DEED

(Multiple Grantors Conveying to a Corp/LLC/Partnership)

File Number: 205090677  
Stewart Title of Kansas City, Inc.

THIS INDENTURE, made on September 26, 2005, by and between James H. Thompson and Earlene Thompson, husband and wife, of the County of Jackson State of Missouri, Grantors, and Raytown Wash, LLC, a LLC, Grantee. Grantee's mailing address is: 605 W 47th Street Ste 200, Kansas City, MO 64112

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) do by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said GRANTEE, its successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to-wit:

### SEE ATTACHED EXHIBIT A

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.

**EXHIBIT A**

All that part of Lot 5, SUBDIVISION OF T.W. GREENE HOMESTEAD, a subdivision of land in Raytown, Jackson County, Missouri, as shown on the recorded plat thereof on file and of record in the Office of the Recorder of Deeds at Independence, described as follows: Beginning at a point on the Easterly right-of-way line of Raytown Road, as now established, said point being also 10.00 feet North right-of-way of 75th Street, as now established; thence Northeasterly, a distance of 47.93 feet to a point 60.00 feet East of the West line of said Section and 79.00 feet North of the South line of said Section; thence East and parallel with the South line of said Section, a distance of 100.00 feet to a point 79.00 feet North of the South line of said Section; thence Northeasterly, a distance of 82.92 feet, more or less to a point on the Southwesterly right-of-way line of Highway 350 (formerly Highway No. 50), as now established; thence Southeasterly and at right angles to the last described course and along said Southwesterly right-of-way line of Highway No. 350, a distance of 178.76 feet to the point of intersection of the North right-of-way line of said 75th Street with the Southwesterly right-of-way line of Highway 350; thence West and along said North right-of-way line, a distance of 308.28 feet to a point of intersection with the Easterly right-of-way line of said Raytown Road; thence North along said Easterly right-of-way of Raytown Road, a distance of 10.00 feet to the point of beginning.

## Michael Swan

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**From:** Aaron March <amarch@whitegoss.com>  
**Sent:** Thursday, September 28, 2017 11:41 AM  
**To:** Michael Swan  
**Cc:** Aaron March; Rachele Biondo; Thomas Wells (twells@kdsllc.net); Sandra Watts  
**Subject:** RE: Neighborhood Information Meeting - Tidal Wave Car Wash (City of Raytown)  
**Attachments:** Notices.pdf

Michael, pursuant to City code and based upon the roster provided to us by the City, we mailed the attached notices of public hearing and invitation to a neighborhood meeting to all 12 of the owners of property within 185 feet of our site.

The meeting was scheduled at City Hall for 12:15 p.m. on September 19, 2017. You saw me at City Hall while I was waiting to see if anyone was going to show up for the meeting. By 12:35 p.m. I concluded that no one was going to attend the meeting and I left City Hall.

Feel free to call with any questions.

**Aaron G. March**

**WHITE | GOSS**

**4510 Belleview Avenue | Suite 300**

**Kansas City | Missouri 64111**

**816.502.4701**

**whitegoss.com**

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**From:** Michael Swan [mailto:m~~swan~~@raytown.mo.us]  
**Sent:** Thursday, September 28, 2017 9:09 AM  
**To:** Aaron March  
**Subject:** Neighborhood Information Meeting - Tidal Wave Car Wash (City of Raytown)

Mr. March:

Good Morning. We met briefly when you came to City Hall to host the Neighborhood Information Meeting for the Tidal Wave Car Wash Conditional Use Permit application. Could you please send me the written summary report for the meeting? I am trying to include this in the packets for next week's Planning and Zoning Commission meeting.

Thank you,

**Michael Swan**

**PLANNING AND ZONING COORDINATOR**

**350 BLUE PARK HOLDINGS LLC**  
12864 BISCAYNE BLVD UNIT 372  
NORTH MIAMI FL 33181

**SCHUPP JOHN B JR**  
9955 E 350 HWY  
KANSAS CITY MO 64133

**VIACOM OUTDOOR INC**  
2459 SUMMIT ST  
KANSAS CITY MO 64108

**STEWART ELVERN & DOROTHY DEANE**  
10016 E US 350 HWY  
RAYTOWN MO 64138

**RAYTOWN 350 INV GROUP LLC**  
605 W 47TH ST 200  
KANSAS CITY MO 64112

**KORNIS GEORGE A & ANASTASIA**  
6117 W 119TH ST APT 3215  
OVERLAND PARK KS 66209

**FJM DISTRIBUTING COMPANY LP**  
16107 SAMUEL STUART DR  
CHESTERFIELD MO 63005

Control Script failed for control City , Sourc

**RAYTOWN AUTO DEVELOPERS LLC**  
605 W 47TH ST # 200  
KANSAS CITY MO 64112

**FREDDY'S LAND LLC**  
206 N ROCK RD STE 200  
WICHITA KS 67206

**RAYTOWN AUTO DEVELOPERS LLC**  
605 W 47TH ST STE 200  
KANSAS CITY MO 64112

**RAYTOWN AUTO DEVELOPERS LLC**  
605 W 47TH ST STE 200  
KANSAS CITY MO 64112

**NORDYKE STEPHEN KEITH & NANCY S**  
RT 1 BOX 646  
BUTLER MO 64730

**AAK INVESTMENT LLC**  
14003 CODY ST  
OVERLAND PARK KS 66221



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

September 18, 2017

## **CITY OF RAYTOWN NOTICE OF PUBLIC HEARING**

The City of Raytown Community Development Department has received an application to hold a public hearing to consider approving a Conditional Use Permit for a carwash on property zoned Highway Commercial Corridor (HC) and located at 10001 East US 350 Highway.

A public hearing to consider this Conditional Use Permit will be held by the City of Raytown Planning and Zoning Commission on Thursday, October 5, 2017 at 7:00 p.m. in the Raytown City Hall Council Chambers located at 10000 East 59<sup>th</sup> Street, Raytown, Missouri.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described conditional use permit application on Tuesday, November 7, 2017 at 7:00 p.m. at Raytown City Hall located at 10000 East 59<sup>th</sup> Street, Raytown, Missouri.

You are invited to attend any or all of the public hearings to learn more about the application, ask questions and/or provide comment regarding this Conditional Use Permit application. The application and proposed plans are available for review, during normal business hours, in the City of Raytown Community Development Department located in Raytown City Hall at 10000 East 59<sup>th</sup> Street, or for more information you may contact by telephone at (816) 737-6173 or by e-mail at [chucke@raytown.mo.us](mailto:chucke@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 Community Development Department at Raytown City Hall at (816) 737-6173 no later than 48 hours prior to the applicable public hearing date.

## STAFF REPORT

**TO:** The City of Raytown Planning and Zoning Commission

**FROM:** Michael Swan, Planning & Zoning Coordinator, Community Development Dept.

**DATE:** October 5, 2017

**SUBJECT:** Agenda Item No. 5.B: Application proposing to rezone land located at 7001 Blue Ridge Boulevard from Highway Corridor Commercial (HC) to Neighborhood Commercial (NC)

### **BACKGROUND INFORMATION:**

Shelia Bradley-Graham, on behalf of Day Prep Academy LLC, is seeking to rezone a property containing an office building from Highway Corridor Commercial (HC) to Neighborhood Commercial (NC). The property proposed to be rezoned is located at 7001 Blue Ridge Boulevard and, as indicated in red on the aerial photo below, is bounded by single family dwellings on the east zoned Highway Corridor Commercial (HC), a Catholic Church to the south zoned (R-1), a cemetery on the west side of Blue Ridge Boulevard zoned (R-1) and various businesses zoned Highway Corridor Commercial to the north.

The applicant is requesting the rezoning in order to convert the existing office building to a day care center. Day care centers are not a permitted use in HC, but are a permitted use in NC.



**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: a church to the south; a cemetery and funeral home to the west; single family dwellings to the east and commercial businesses to the north.

**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:

	<b><u>ZONING</u></b>	<b><u>EXISTING LAND USES</u></b>
South:	R-1	Church
North:	HC	Water District #2 facility
East:	HC	Single Household Dwelling
West:	R-1	Cemetery and funeral home

**3. SUITABILITY OF ZONING FOR CURRENT USE**

The property was previously used for office space; offices are also a permitted use in the Neighborhood Commercial (NC) district. The rezoning would be suitable for the previous use of the property as well as the proposed use of a daycare center. The purpose of the NC zoning classification is to provide a location for miscellaneous retail, wholesale and businesses serving the consumer public and business.

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

There would be limited detrimental effects to nearby properties if the rezoning is approved. The rezoning to NC would be a better transition zone between the Water District facility to the north and the church to the south. A detriment may be additional traffic created by the day care center during the morning peak hour, however, this site has a large parking lot and can accommodate a number of vehicles during drop off time. This use could create some traffic congestion on Blue Ridge Boulevard as traffic exits the site, but congestion should be limited because the cemetery to the west has only one entrance and exit which is north of this site. Typically, most people arrive about the same time for drop off in the morning, but pick up in the afternoon occurs over a longer period of time because people get off work at different times and traffic is generally not an issue during pick up time.

**5. LENGTH OF TIME OF VACANCY.**

The existing office building has been vacant for approximately six months.

**6. CONSIDERATION OF PUBLIC INTEREST.**

Public Health: The proposed day care center will need to be approved for code compliance by the City, Jackson County and the State of Missouri before it can be occupied. All utility systems are adequate to accommodate the use. Public health is adequately protected.

Public Safety: Morning peak hour traffic is the only concern, but since there are no driveways on the west side of Blue Ridge Boulevard, cross traffic should not be a problem. If exiting on to Blue Ridge Boulevard becomes a problem, the driveway could be widened in order to have one entrance lane and two exit lanes, one left turn and the other right turn.

Public Welfare: The proposed rezoning would not require that any new curb and gutter or other public improvements to be installed or additional public services to be provided except for modifications that may be needed by the future widening of the driveway and if the north driveway to the shed will be used. The north driveway is in poor condition and if it is to be used, it needs to be reconstructed to city standards. If it is not used it should be removed and replanted with grass.

**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 commercial use and does not differentiate between HC and NC. Therefore, the proposed rezoning is in accordance with the Comprehensive plan adopted in 2002.

The 350 Highway /Blue Parkway Corridor Plan that was prepared in 2007 designates this area as Public/Institutional. There is no discussion of why, but since the Water District #2 is adjacent to the north, the cemetery is across the street to the west and the Catholic Church is adjacent to the south, it must have been assumed that this was a logical area for the expansion of public uses. Since this property has been on the market for approximately two years, there apparently has been no interest from any public/institutional users to acquire the site.

The 350 Highway Corridor Plan does define public/institutional as follows:

Public/Institutional – those uses focused on the public good, municipal facilities, institutions, and public education. Includes city offices, utility facilities, hospitals, churches, public schools, etc.

It should be pointed out that the cemetery on the west side of Blue Ridge Boulevard is privately owned but is shown as public use on the land use map. The church to the south is also privately owned, has a private school and is shown as a public use. The proposed day care center has some features of a public use i.e., a school, and it is recommended by staff that it be considered as a public/institution use and is in compliance with the 350 Highway Corridor Plan.

**STAFF RECOMMENDATION:**

It is the recommendation of staff that the request to rezone the subject property from Highway Commercial Corridor (HC) to Neighborhood Commercial (NC) be approved subject to the following conditions:

1. If exiting traffic becomes an issue, the applicant shall widen the driveway to three lanes (an entrance and separate left and right turns exiting onto Blue Ridge Boulevard), if requested by City staff.
2. If the applicant uses the north driveway to the shed, it shall be rebuilt to city standards.
3. The number of children attending the daycare shall not exceed the maximum number allowed according to State of Missouri rules and regulations.



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

**REZONING PERMIT**

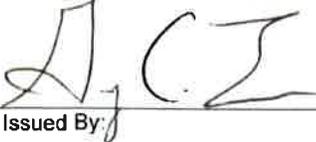
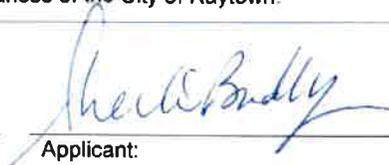
<b>PERMIT #:</b> 20171062	<b>DATE ISSUED:</b> 8/24/2017
	<b>MUST COMMENCE BY:</b> 8/24/2018
<b>JOB ADDRESS:</b> 7001 BLUE RIDGE BLVD	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> SHELIA BRADLEY-GRAHAM	<b>CONTRACTOR:</b> SHELIA BRADLEY-GRAHAM
<b>ADDRESS:</b> 7001 BLUE RIDGE BLVD	<b>ADDRESS:</b> 7001 BLUE RIDGE BLVD
<b>CITY, STATE ZIP:</b> RAYTOWN MO 64133-5629	<b>CITY, STATE ZIP:</b> RAYTOWN MO 64133-5629
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	REZONING	\$ 250.00
<b>TOTAL</b>		<b>\$ 250.00</b>

**Inspection Information**

1. All inspections require one working day (24 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

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


Date: 8-24-17

Date: 8/25/17



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

**SITE DEVELOPMENT PLAN PERMIT**

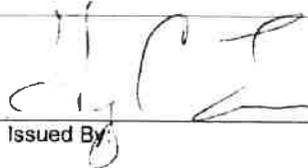
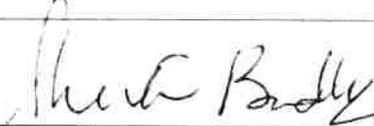
<b>PERMIT #:</b> 20171064	<b>DATE ISSUED:</b> 8/24/2017
	<b>MUST COMMENCE BY:</b> 8/24/2018
<b>JOB ADDRESS:</b> 7001 BLUE RIDGE BLVD	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> SHELIA BRADLEY-GRAHAM	<b>CONTRACTOR:</b> SHELIA BRADLEY-GRAHAM
<b>ADDRESS:</b> 7001 BLUE RIDGE BLVD	<b>ADDRESS:</b> 7001 BLUE RIDGE BLVD
<b>CITY, STATE ZIP:</b> RAYTOWN MO 64133-5629	<b>CITY, STATE ZIP:</b> RAYTOWN MO 64133-5629
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

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

**Inspection Information**

1. All inspections require one working day (24 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

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


 Issued By: \_\_\_\_\_ Date: 8-24-17  

 Applicant: \_\_\_\_\_ Date: 8/25/17

DATE : 08/24/2017 3:45 PM			
OPER : DPA			
TKBY : DPA DPA			
TERM : 35			
REC# : R0011194Z			
911 Building Permits		250.00	
20171062	250.00CR		
BRADLEY-GRAHAM , SHELIA			
7001 BLUE RIDGE BLVD			
PZ-REZON	250.00CR		
911 Building Permits		200.00	
20171064	200.00CR		
BRADLEY-GRAHAM , SHELIA			
7001 BLUE RIDGE BLVD			
PZ-SITE	200.00CR		
Paid By: BRADLEY-GRAHAM , SHELIA			
2-CHK 350.00 REF: 4604			
Paid By: BRADLEY-GRAHAM , SHELIA			
2-CHK 100.00 REF: 4603			
	APPLIED	450.00	
	TENDERED	450.00	
	CHANGE	0.00	

Case Number \_\_\_\_\_  
Date Received \_\_\_\_\_  
Map Page \_\_\_\_\_

CITY OF RAYTOWN  
APPLICATION FOR REZONING

PART I BACKGROUND INFORMATION

1. This request applies to property at the following address: 7001 Blue Ridge Blvd Raytown, MO 64133

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

Name	Address	Phone
BPS Properties, LLC (David Moore)		(406) 491-9512
Relator Agent Bill MHAAS		(816) 753-6000

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

Name	Address	Phone
Shelia Bradley-Graham	709 SW 34th Ter Lee's Summit, MO	(816) 500-9904

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

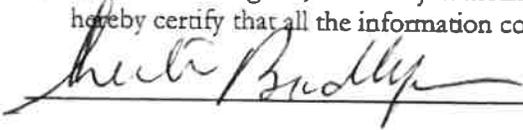
VACANT

5. We propose that the zoning of the property be changed from Commercial to Day Care

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

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

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

  
\_\_\_\_\_

\_\_\_\_\_

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:

- ① There is A Church with a Catholic School.
- ② Convenient For Working Parents in the Neighborhood

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

- ① It will be convenient for the working parent in the neighborhood
- ② The location and hours will offer convenience accommodations for the working parent.
- ③ Convenient location near 350 Highway

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

It has not been occupied since April 2017, and their idea to make it a commercial building did not follow through. So that is why we feel a daycare would help the working parent in the neighborhood and the restructuring of Raytown, Missouri.

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

Traffic may be detrimental, but with our off street parking lot we see no problem. The operation of the daycare will be in compliance with all local, state, and federal regulations. Additionally, the proposed use will be within an existing commercial building with adequate parking, lighting, and meet all other development standards.

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

Since April 2017

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

- ① Building will remain vacant
- ② Property value lost with non-functioning property
- ③ Unable to sell due to no functional use for anything else
- ④ Money lost

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

- ① Convenient location Near Highways
- ② Fully Air-Conditioned
- ③ ON-SITE Security
- ④ Fenced PARKING
- ⑤ OCCUPANCY of vacant property
- ⑥ Room for Growth

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

The proposed use is consistent with the Raytown Zoning Ordinance because it is consistent with the Neighborhood Commercial Zoning Designation by providing a daycare facility which provides a service for the Neighborhood and Residential use. And the scope of construction is only limited to meet the requirements of the State Department.

I. Additional comments:

CHECKLIST FOR  
PLANNING AND ZONING COMMISSION APPLICATIONS

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

Date Completed

8/1/17

Application fee of \$100. Plus a deposit of \$350 for the following costs:

1. Court Reporter Transcription Fee.
2. Fee to publish notice in newspaper of public hearing.

8/3/17

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

8/1/17

Legal description of area to be rezoned.

8/3/17

Copy of deed.

8/1/17

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

\_\_\_\_\_

Names and addresses of property owners within 185 feet of the exterior boundaries of the entire parcel.



**ELECTRONICALLY RECORDED**  
**JACKSON COUNTY, MISSOURI**  
**03/12/2015 02:47:57 PM**  
WD FEE: \$ 27 00 3 Pages  
**INSTRUMENT NUMBER:**  
**2015E0020418**

**SPECIAL WARRANTY DEED**

*Chicago title L20147240*

This Deed, made as of March 11, 2015, by and between DWC Properties, I.L.C, a Missouri limited liability company, GRANTOR, and BPS Properties, LLC, a Missouri limited liability company, GRANTEE, whose address is c/o Westport Research Associates, Inc., 7001 Blue Ridge Boulevard, Raytown, Missouri 64133.

WITNESSETH, that said GRANTOR, in consideration of the sum of Ten Dollars, the receipt of which is hereby acknowledged does hereby these presents, bargain and sell, convey and confirm unto the said GRANTEE, its successors and assigns, all the following described real estate situated in the County of Jackson and the State of Missouri, to-wit:

**See attached Exhibit A**

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. GRANTOR hereby covenants that the said premises are free and clear from any encumbrance done or suffered by GRANTOR and that GRANTOR will warrant and defend the title of the said premises unto the said GRANTEE and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under GRANTOR excepting however, the general taxes for the current calendar year and thereafter, special taxes becoming a lien after the date of this deed, restrictions, easements and building set back lines of record, if any, and zoning laws.



**EXHIBIT A**

**LEGAL DESCRIPTION**

The following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and the State of Missouri, to wit:

TRACT I:

All that part of the South 1/2 of the Northwest 1/4 of Section 8, Township 48, Range 32, in Raytown, Jackson County, Missouri, described as follows:

Beginning at a point 706.7 feet North of the Southwest corner of said 1/4 Section; thence East and parallel with the South line of said Quarter Section 466.7 feet to a point; thence North and parallel with the West line of said Quarter Section 100 feet; thence West 466.7 feet to the West line of said Quarter Section; thence South 100 feet to the point of beginning, except the West 50 feet thereof, now a part of Blue Ridge Boulevard Extension.

TRACT II:

All that part of the South 1/2 of the Northwest 1/4 of Section 8, Township 48, Range 32, in Raytown, Jackson County, Missouri, described as follows:

Beginning at a point 556.7 feet North of the Southwest corner of said 1/4 Section; thence East and parallel with the South line of said 1/4 Section 466.7 feet to a point; then North and parallel with the West line of said 1/4 Section 150 feet; thence West 466.7 feet to the West line of said 1/4 section; thence South 150 feet to the place of beginning, except the West 50 feet thereof, now a part of Blue Ridge Boulevard Extension as same is now established.

Shelia Bradley-Graham

709 SW 34<sup>th</sup> Terrace

Lee's Summit, Mo 64082

September 20, 2017

Re: 7001 Blue Ridge Blvd Rezoning Application

To: Community Development Department

Please see attached the minutes and list of attendees for meeting held on September 20, 2017

## MEETING MINUTES

Date: September 20, 2017

Meeting Time: 6:00 PM

Meeting Location: 7001 Blue Ridge Blvd., Raytown, Mo. 64133

Type of Meeting: Rezoning

Facilitator: Fatima Durant

Note Taker : Shelia Bradley-Graham

Time Keeper: Tamara Hampton

Attendees: Fatima Durant, Shelia Bradley-Graham, Tamara Hampton, Dana Blay, Karen Jakobe, Pat Ertz & Fern Bradley

6:02-6:08 PM- Fatima thank everyone for coming and explained the purpose of the meeting and explained our mission statement and introduce the members of the Day Care and explained the members background. Then she turn it over for question.

6:08 -6:15 PM-Question and Answer

Question-Mrs. Karen asked if we are going to be base off the Catholic School Preschool or will we be a daycare for the neighborhood?

Answer- No, we will not be a part of the Catholic School and yes will be a daycare for the neighbor.

Question – Mr. Pat asked is there a age group?

Answer – Newborn to Four years old

Question – Mr. Pat asked is there going to be before and after school care?

Answer – Yes for our daycare children only for those parent that go in early and get off late. Our hours are 6am to 6pm

Question – Mr. Pat wanted to know what are the plans for the building floor plan?

Answer- Mr. Dana explain the floor plans and showed them the floor plan.

Question – Mr. Pat asked how many Children?

Answer- We explained we would have to go by the state regulations

Question – Mrs. Karen asked what time would the children go out to play because she has dogs and she stay cattycornered from the daycare?

Answer – We explained the playground would be on the side of building and not by her gate.

Mr. Pat said he would love to have us and that he was with the Water Department and we could use them as a safe place for the children. He also told us to make sure we check around the building for holes around the playground area. Mr. Pat also told us about the building and history of the previous owner. Mr. Pat gave us a business card

Ms. Karen also stated she would love to have us and she is a nurse and would like to volunteer and gave her phone number.

6:15- Meeting closed. Thank everyone for coming

MA

# MEETING SIGN-IN SHEET

**Project:**  
Rezoning

**Meeting Date:** September 20, 2017

**Facilitator:** Fatima Durant, VP/Dana Blay, Architect

**Place/Room:** 7001 Blue Ridge Blvd., Raytown,  
Mo 64133

Name

Karen Jakobs  
PAT ERTZ

PWSD #2 P.ERTZ@PWSD.ORG



Development & Public Affairs Department

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

September 18, 2017

### **Notice of Public Hearing**

The City of Raytown Department of Community Development has received an application seeking to rezone land located at 7001 Blue Ridge Blvd in Raytown, MO from Highway Corridor Commercial (HC) to Neighborhood Commercial (NC).

A public hearing to consider this rezoning application will be held by the City of Raytown Planning and Zoning Commission on **Thursday, October 5, 2017 7:00 p.m. in the Raytown City Hall Council Chambers located at 10000 East 59<sup>th</sup> Street, Raytown, Missouri**

If approved, the Raytown Board of Aldermen will also hold a public hearing regarding the above-described rezoning application on **Tuesday, October 17, 2017 at 7:00 p.m. at Raytown City Hall located at 10000 East 59<sup>th</sup> Street, Raytown, Missouri.**

You are invited to attend any or all of the public hearings to learn more about the application, ask questions and / or provide comment regarding this proposed Rezoning Application. Additional information regarding this application or the public hearings can be obtained from the City of Raytown Department of Community Development located in Raytown City Hall at 10000 East 59<sup>th</sup> Street, by telephone at (816) 737-6014 or by e-mail at [rayh@raytown.mo.us](mailto: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.