CITY OF RAYTOWN

Staff Report

Community Development
Planning and Development Services

PZ 2018-04

To: City of Raytown Planning and Zoning Commission

From: Michael Swan, Planning and Zoning Coordinator

Date: April 5, 2018

Re: Application for Conditional Use Permit

Agenda Item: 5B

CONDITIONAL USE PERMIT APPLICATION SUMMARY

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

SITE DATA

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

Surrounding Zoning	Neighborhood Commercial (NC)
Surrounding Overlay	Central Business District Design Corridor
Surrounding Land Use	Commercial/Retail
Designated Future Land Use	Downtown District
Ward(s)	Ward 2
Approximate Land Area	11,471ft^2 or 0.26 acres
Roadway Classification	Collector

Figure 1 – Street view of proposed Vehicle/Equipment Rental business

CITY OF RAYTOWN

Staff Report

Community Development
Planning and Development Services

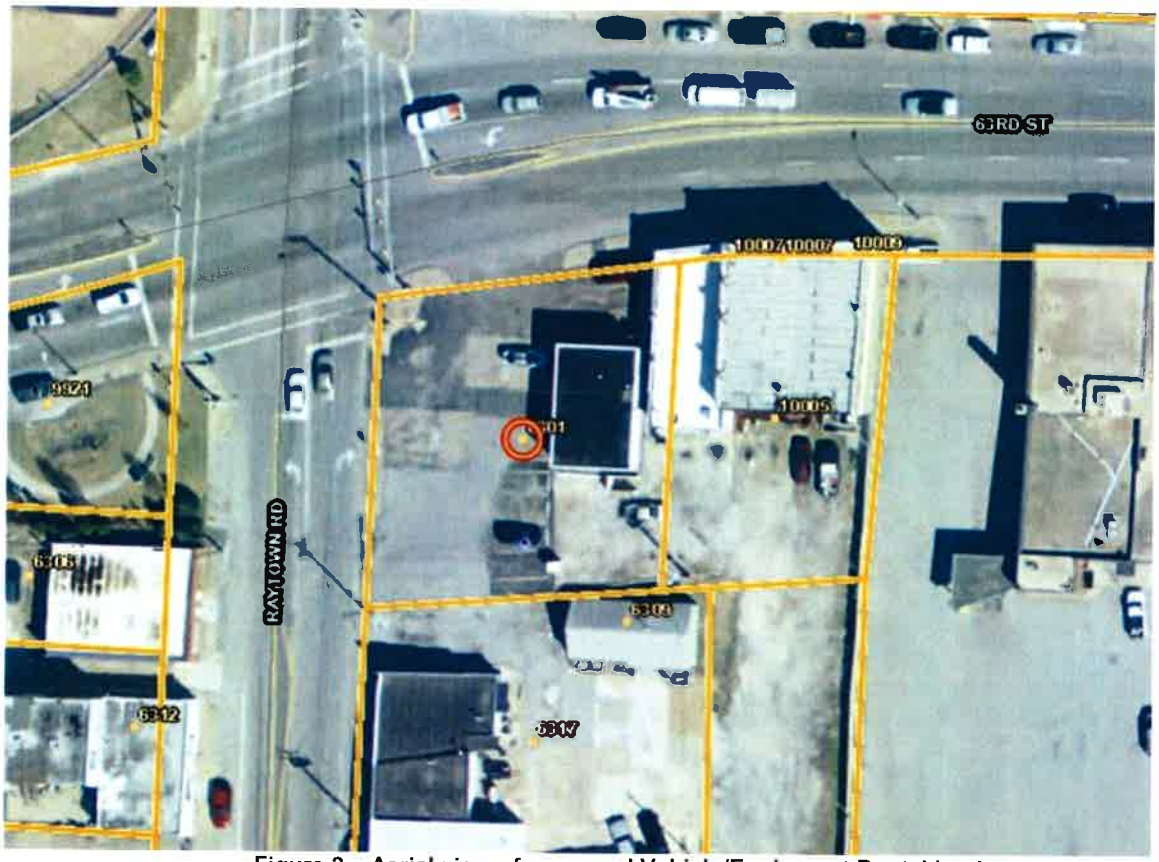


Figure 2 – Aerial view of proposed Vehicle/Equipment Rental business

BACKGROUND

SITE DESCRIPTION AND PRESENT USE

The 0.26 acre (11,471 ft^2) parcel at the southeast corner of 63rd Street and Raytown Road is occupied by a 936 ft^2 commercial window tinting business. The building coverage is eight percent and there is no open space. This is a corner lot with frontage on 63rd St. and Raytown Rd.; however, access has been limited to Raytown Road since the Downtown Streetscape Project.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the principal intersection of downtown Raytown. It is located in the Central Business District. The surrounding properties are occupied by neighborhood-oriented, local retail businesses. Surrounding parcels are of similar size and use. The project site is located within the CBD Design Corridor.

HISTORY

The current business, Tint Zone, has been in business at this location for the past ten years. Prior to 2006, the site was occupied by a business called Brakes and More.

Historically, this was the site of William Ray's blacksmith shop which dates back to the 1850s, an important stop for travelers along the Santa Fe Trail during the pioneer era. Today, this landmark is commemorated by a historical placard adjacent to the parcel.

PUBLIC COMMENTS

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

ANALYSIS

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

1. Stability and integrity of the various zoning districts

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

- North: Fox's Drugstore
- East: Superior Upholstery & Raytown Shoe Repair
- South: Proton Labs
- West: Public plaza

2. Conservation of property values

The proposed conditional use, if approved, will be a secondary use to Tint Zone and serve as a supplementary business. The property is a high visibility area at a prominent intersection in Raytown. While the site has great visibility, it is a relatively small parcel which limits the potential of the proposed conditional use. While the proposed conditional use is a more intensive use than those traditionally found in NC zoning class, it does not appear that the proposed vehicle/equipment rental business will adversely affect neighboring property values.

3. Protection against fire and casualties

Prior to initiating the vehicle/equipment rental business, the applicant will have to obtain a Commercial Use Permit from the City. As part of issuance of this permit, the tenant space and property will be inspected by the City's Building Inspector and Fire Marshall to ensure compliance with the life safety codes contained in the city's adopted Building and Fire Codes, which will help protect against fire and casualties.

4. Observation of general police regulations

It does not appear that the proposed vehicle/equipment rental business will violate any general police regulations.

5. Prevention of traffic congestion

The property is located at the intersection of two collector roadways: 63rd St. and Raytown Road. It is important that the proposed use does not cause traffic congestion at this intersection. Access to the parcel is now limited to Raytown Road. The centerline of the drive is within 75 feet of the major intersection. Due to the size of the site and the limited narrow access onto Raytown Road with its proximity to the intersection, staff is concerned that the proposed use will create intermittent congestion. Additionally, due to the one-way traffic flow

of Raytown Road over the old railroad, almost all traffic will be a right-turn exit. The tight curb radius could prove problematic for U-Haul customers not accustomed to driving 15'+ trucks.

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

The parking is limited to the number of spaces existing on the property. The applicant is proposing to change the layout of the existing parking area. As indicated on the site plan, the four U-Haul vehicles will be parked on the south side of the parking lot. Customer and employee parking will be located to the west and north of the building. The larger two trucks (15 ft. and 26 ft.) will be stacked in parking spot labeled #9 on the site plan. The proposed parking configuration does not allow for the orderly flow and movement of the trucks.

Additionally, staff is concerned about the potential for overcrowding of the parking lot between both businesses. According to Sec. 50-539 "Supplement Parking Requirements" of the City of Raytown Zoning Ordinance, *Automobile Service Stations and Repair Garages* are required to have "one parking space for each employee plus two spaces for each service bay plus one for each 500 square feet of floor area". Therefore, Tint Zone is required to have four (4) parking spots, one of which must be handicap accessible.

The U-Haul business, a separate use, is required to have allotted parking spots. A parking requirement is not listed for this specific use; therefore the requirement is prescribed by the Director of Community Development. It has been determined by the Director of Community Development that the U-Haul business shall have one additional parking spot per rental truck on the premise. Thus, an additional four (4) parking spots are required. According to the site plan, there are only two (2) additional parking spots available, both of which are in a less accessible corner of the property.

7. Promotion of the safety of individuals and property

The property will be inspected by the City's Building Official and the Fire Marshal from the Raytown Fire Protection District to ensure that the tenant space complies with all applicable life safety codes and that the property is in compliance with the city's property maintenance codes. Staff is concerned about potential safety risks due to overcrowding of the lot and multiple uses.

8. Provision for adequate light and air

The proposed business will locate within the existing building; the vehicles/equipment for rental will be parked on the south side of the building. Vehicle and equipment rental parking will occupy approximately 1,000 ft^2 of the existing paved surface. The proposed use will occupy more space. The parcel has no impervious area as the building and the asphalt parking lot occupy the entire lot. Apart from the streetscape project (part of the City's beautification program), there is no green space or landscaping onsite nor is any proposed.

9. Prevention of overcrowding and excessive intensity of land uses

The proposed vehicle rental business will generate additional traffic and customers at any given time. While the proposed use is of a relatively low intensity in nature, there is concern for the potential of overcrowding of the parcel given the unpredictable nature of the business and the fact that there will be two uses of one small parcel.

10. Provision for public utilities and schools

It is not anticipated that the proposed conditional use will have any impact on schools. In addition, all utilities are available to serve the property.

11. Invasion by inappropriate uses

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

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

The property on which the proposed use would be located is developed and does not necessitate any building improvements but will require exterior site improvements – reconfiguring of the existing parking lot.

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

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

A. City of Raytown Comprehensive Plan – Chapter 13 (Future Development)
The plan identifies this parcel as being located in an area designated as 'Downtown Commercial'. This particular commercial area should have mixed uses that promote downtown as an activity destination with community-oriented facilities and activities.

B. Raytown Central Business District Plan
This plan divides downtown Raytown into separate zones with guidelines and strategies to improve the overall function and character of the area. It identifies this parcel as being located in the 'Town Square' subzone. Commercial development and redevelopment is strongly encouraged to assist in creating a definable 'heart' and unique commercial identity that differentiates this commercial zone from all others within the City.

C. Special Area Analysis – Historic Downtown Raytown
This analysis is a supplemental component of the Comprehensive Plan. The analysis identifies several existing conditions that are contrary to the goals identified in the Comprehensive Plan:

I. Orientation and View – due to the topography and alignment of 63rd St. this property is at the termini of the view along the 63rd Street corridor and therefore has a prominent role in defining the image and character of downtown
II. Land Use and Building Form – the current built environment at 63rd St and Raytown Rd. lacks character of a town square
III. Historic Gateway.– the abundance of signage distracts from the historical markers of this area
IV. Downtown Image – the addition of rental vans and trucks is contrary to the concept of creating a unique, pedestrian-friendly destination

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

The proposed use does not comply with the long-term plans developed for the central business district. While the proposed development is an additional commercial use to a parcel with an existing commercial business, it does not adhere to the principles laid out in a variety

of long-term land use plans. The proposed use would be more appropriate in the Highway Commercial (HC) zoning class at a larger, more accessible location.

In regards to proper renewal and development, this parcel is located in the Central Business District design overlay. Therefore, there are several site design elements that would be applicable to the proposed development project:

-Section 50-396 Commercial Site Design Elements-

1. Location of Parking Facilities (1)
   Parking facilities shall be relocated behind buildings. The board of aldermen as part of the preliminary site plan may approve an alternative to this design standard.
2. Parking Lot Landscape (4)
   Parking lot landscape shall be used to reinforce pedestrian, bicycle and vehicular circulation, such as: parking lot entrances; ends of driving aisles; and to define pedestrian connections through parking lots.
3. Site Lighting (10)
   Pedestrian scale lighting and/or bollard lighting shall be used to define pedestrian walkways, crosswalks, connections, and/or other pedestrian areas within a development.
4. Site Furnishings (13)
   Site furnishings, such as benches with backs, tables and other pedestrian amenities shall be made of durable, weather-resistant and vandal-resistant materials. Site furnishings shall be consistent with the overall character, colors and appearance of adjoining pedestrian areas and site furnishings.
5. Town Square Gateways (15)
   Developments at the intersection of two primary pedestrian streets in the town square area (as defined in the CBD Plan) shall be marked with visually prominent features so as to create a gateway in the town square area.

RECOMMENDATION

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

1. The proposed use is contrary to the recommendations and vision of the City of Raytown Comprehensive Plan, the Raytown Central Business District Plan, and the Special Area Analysis – Historic Downtown Raytown.
2. The proposed use presents safety concerns for pedestrians and motorists.
3. The proposed use will create intermittent traffic congestion due to the layout of the parcel and its close proximity to the intersection.
4. The proposed use does not adhere to the character and value of adjacent properties that are predominantly locally-owned, neighborhood services.
5. The proposed use is of a higher intensity not common in downtown Raytown.
6. The proposed use further diminishes the historical importance and does not preserve the integrity of this lot.
7. The proposed use is contrary to the recent streetscape and beautification efforts performed by the City.
8. The proposed use does not meet the parking standards and will promote the overcrowding of the parcel.

City of Raytown

Development & Public Affairs Department

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

CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT

PART I **Background Information**

1. This request applies to property at the following address:
   6301 Raytown Rd. Raytown Mo 64133

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

Name	Address	Phone
Neal Clevenger	6120 Elm Raytown, Mo 64133	816-356-0333 ext 107

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

Name	Address	Phone/Email
David & Dawn Housh		816-358-3355 / 816-668-4385

4. The property is currently being used for the following purposes:
   Tint Zone Window Tinting

5. Zoning classification of the property: Commercial

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

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

Structure	**Height**
6301 Raytown Rd. Raytown Mo 64133	12"

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)

David E Housh 11-30-17 X Neal Clevenger

Form updated 02/05/2014

PART II **Conditional Use Permit Information**

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

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

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

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

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

Downtown is a Service District an Uhaul is a Service that everyday Residents can use and Need

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

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

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

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

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

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

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

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

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

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

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

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

H. Additional comments:

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

Tot

City of Raytown

Development & Public Affairs Department

Checklist for Planning and Zoning Commission Applications

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

Date Completed	
X	Application fee of $250.00.
X	A written and signed certification from the County Treasurer's office that all property taxes for the parcel has been paid.
X	Legal description of the property to which the request applies in an electronic format.
X	Copy of a deed showing ownership.
X	A site plan indicating information specified for the Site Plan Review Process.
	~~Traffic Impact Analysis containing~~ information ~~as specified on the attached sheet.~~
	~~Storm Drainage Analysis unless waived by Director of Public Works.~~
	Signage information for any signage to be installed as part of the proposed use.

Record & Web
• Jacksongov.org
Public

Form updated 02/05/2014

CITY OF RAYTOWN
FINAL SITE PLAN & DESIGN REVIEW CHECKLIST

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

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

STREET ADDRESS OF PROPOSED DEVELOPMENT: 6301 RAYTOWN RD.

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

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

APPLICANT: _____

Address: _____

Phone: ( ) _____ Fax: ( ) _____

E-Mail: _____

PROPERTY OWNER: _____

Address: _____

Phone: ( ) _____ Fax: ( ) _____

E-Mail: _____

ARCHITECT: DANA BLAY

State of MO. Registration No. A-6904

Address: 8031 WENONGA RD, LEAWOOD, KS 66206

Phone: 913 206.6060 Fax: ( )

E-Mail: DBLARCH@KC.RR.COM

ENGINEER: _____

State of MO. Registration No. _____

Address: _____

Phone: ( ) _____ Fax: ( ) _____

E-Mail: _____

RECEIVED
DEC 01 2017
BY:

RECEIVED
DEC 10 2017
BY:

LANDSCAPE ARCHITECT: _____

State of MO. Registration No. _____

Address: _____

Phone: (___) _____ Fax: (___) _____

E-Mail: _____

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

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

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

_____ Date: 2-2-18
Applicant's Signature

_____ Date: 2-2-18
Property Owner's Signature

A. FINAL SITE PLAN CONTENT REQUIREMENTS:

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

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

CONDITIONAL USE PERMIT

PERMIT #: 20171279

DATE ISSUED: 9/29/2017
MUST COMMENCE BY: 9/29/2018

JOB ADDRESS: 6301 RAYTOWN RD
SUBDIVISION:
LOT #:
BLK #:

OWNER: TINT ZONE
ADDRESS
CITY, STATE ZIP: RAYTOWN MO 64138
PHONE: 358-3355

CONTRACTOR: TINT ZONE
ADDRESS:
CITY, STATE ZIP: RAYTOWN MO 64138
PHONE:

VALUATION: $ 0.00
SQ FT 0.00
OCCP TYPE:
CNST TYPE:

DESCRIPTION OF WORK: CONDITIONAL USE FOR U-HAUL RENTAL

FEE CODE	DESCRIPTION	AMOUNT
PZ-07	CONDITIONAL USE PERMIT	$ 250.00
	TOTAL	$ 250.00

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: 9-29-17 Date:

Applicant: 9-29-17 Date:

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

SITE DEVELOPMENT PLAN PERMIT

PERMIT #: 20181710

DATE ISSUED: 1/24/2018
MUST COMMENCE BY: 1/24/2019

JOB ADDRESS: 6301 RAYTOWN RD
SUBDIVISION:
LOT #:
BLK #:

OWNER: TINT ZONE
ADDRESS
CITY, STATE ZIP: RAYTOWN MO 64138
PHONE: 358-3355

CONTRACTOR: TINT ZONE
ADDRESS:
CITY, STATE ZIP: RAYTOWN MO 64138
PHONE:

VALUATION: $ 0.00
SQ FT 0.00
OCCP TYPE:
CNST TYPE:

DESCRIPTION OF WORK: SITE DEVELOPMENT PLAN

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

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: 1/24/18

Applicant: Date: 1-24-18

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
08/26/2009 03:48:50 PM
INSTRUMENT TYPE: WD FEE: $24.00 2 Pages

INSTRUMENT NUMBER/BOOK & PAGE:
2009E0086106

ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

MISSOURI WARRANTY DEED

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

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

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

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

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto the assigns of such party of the second part forever; the said parties hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said party of the second part and unto the assigns of such party, against the lawful claims and demands of all persons whomsoever.

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

Neal S. Clevenger

Neal S. Clevenger

Mitsue I. Clevenger

Mitsue I. Clevenger

STATE OF MISSOURI)
)ss.
COUNTY OF JACKSON)

On this 26th day of August, 2009, before me, a Notary Public, personally appeared Neal S. Clevenger and Mitsue I. Clevenger his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

Judy A. Beatie

Notary Public in and for said
County and State

My Commission Expires:

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

Jackson County
Missouri

Property Account Summary

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

General Information	
Property Description	MUIRSMITH ADD W 25' LOT 14 & ALL LOT 15
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

Property Characteristics	
Property Class	2010

Parties

Role	Percent	Name	Address
Taxpayer	100	COMMERCIAL SHOPS & GARAGES LLC	9508 E 63 RD ST, RAYTOWN, MO 64133 UNITED STATES
Owner	100	COMMERCIAL SHOPS & GARAGES LLC	9508 E 63 RD ST, RAYTOWN, MO 64133 UNITED STATES

Property Values

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

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes

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

Receipts

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

Community Development Department
10000 E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6059 Fax: 816-737-6164
Email: mswan@raytown.mo.us

Conditional Use Permit Application Review

October 11, 2017

RE: U-Haul Business – 6301 Raytown Rd.

Mr.Housh:

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

Application

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

Site Plan

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

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

Sincerely,

Michael Swan
Planning & Zoning Coordinator
10000 E 59th St.
Raytown, MO 64133-3993
816-737-6059
mswan@raytown.mo.us

Community Development Department
10000 E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6059 Fax: 816-737-6164
Email: mswan@raytown.mo.us

Conditional Use Permit Application Review

October 16, 2017

RE: U-Haul Business – 6301 Raytown Rd.

Mr. Housh:

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

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

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

Sincerely,

Michael Swan
Planning & Zoning Coordinator
10000 E 59th St.
Raytown, MO 64133-3993
816-737-6059
mswan@raytown.mo.us

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

February 6, 2018

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

Dear Property Owner:

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

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

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

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

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

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

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

Sincerely,

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

Tint Zone Public Notice Buffer Zone

Legend

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

Notes

150 feet - 18 properties

200.0 0 100.00 200.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI } S.S.

COUNTY OF JACKSON

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **February 12, 2018** edition and ending with the **February 12, 2018** edition, for a total of 1 publications:

02/12/2018

Karie Clark

Karie Clark

Subscribed & sworn before me this 12th day of Feb., 2018

(SEAL)

Chanel Jones

Notary Public

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

Notice of Public Hearing

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

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

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

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

The public is invited to attend both public hearings to ask questions and provide comment regarding this proposed Conditional Use Permit application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6059 or by e-mail at mswan@raytown.mo.us.

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

Certified for publication this 12th day of February 2018.

11495373 Jackson Feb. 12, 2018

Michael Swan

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

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

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

June,

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

Thank you,

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

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

David:

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

Public Notice Requirements:

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

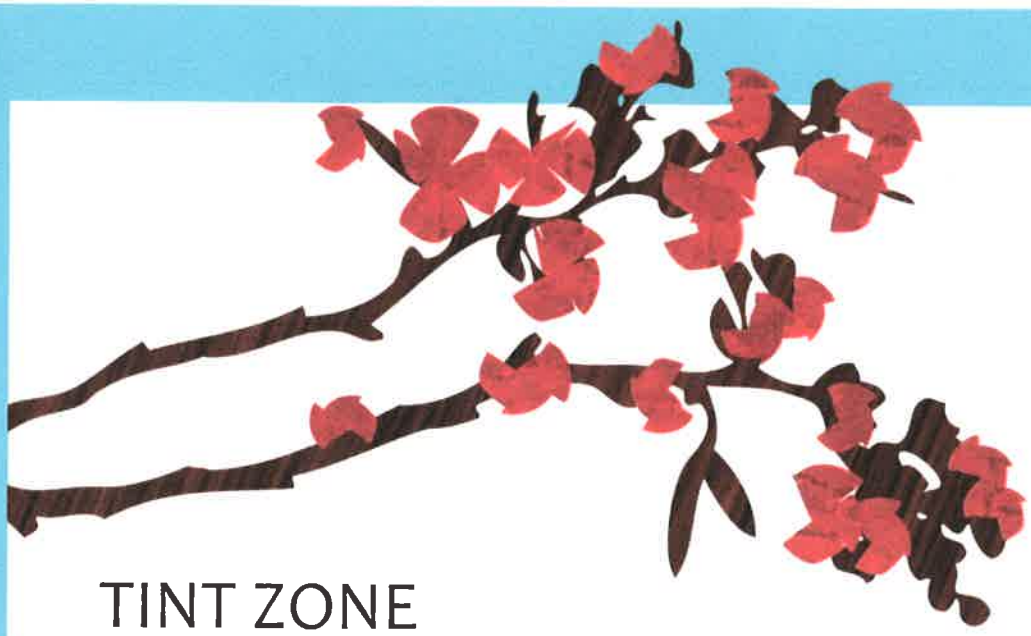
feet of property			
Mail courtesy notices to neighbors within 185-feet of property of Neighborhood Info Meeting	Before Neighborhood Info Meeting	Applicant	Use same mailing list as public notice
Host a Neighborhood Information Meeting	2 weeks prior to public hearing – Feb. 15th	Applicant	May be hosted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

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

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

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

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



TINT ZONE

CONDITIONAL USE PERMIT

DATE 02/16/2018

3:00 PM IN CONF. RM.

CITY HALL
1000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

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

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

To CITY HALL

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

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

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

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

816-878-3257

Community Development Department
10000 E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6059 Fax: 816-737-6164
Email: mswan@raytown.mo.us

Planning & Zoning – Case Continued

February 21, 2018

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

Mr. Housh:

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

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

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

Sincerely,

Michael Swan
Planning & Zoning Coordinator
10000 E 59th St.
Raytown, MO 64133-3993
816-737-6059
mswan@raytown.mo.us

Michael Swan

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

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

---

On Wed, 2/21/18, Michael Swan <mswan@raytown.mo.us> wrote:

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

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

Michael Swan

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

On Thu, 3/1/18, Michael Swan <mswan@raytown.mo.us> wrote:

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

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

David:

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

Regards,

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

The Raytown Water Company
10017 E 63rd ST
Phone (816)356-0333 Fax (816)356-0331

February 28, 2018

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

RE: Tint Zone 6301 Railroad

Michael,

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

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

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

Kindest Regards,

Neal S. Clevenger

Neal S. Clevenger
President/General Manager

Raytown Main Street Association

March 2018

Ladies and Gentlemen of the City Council

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

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

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

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

> While some traffic oriented commercial establishments could flourish in the Downtown area, it is intended that the Downtown develop as a center for destination activity.... To exert greater control over the type of development that may occur in the Downtown, there will be additional development controls through the use of new zoning requirements or development review processes.

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

> However, new development beyond the existing limits of the clusters should be carefully reviewed in terms of impact on neighboring residential areas and long-term viability. Smaller commercial development, designed to provide services to the surrounding neighborhoods may be ideal, but the City needs to ensure the development is compatible with the nature of the surrounding area.

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

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

Scott Walz
President
Raytown Main Street Association

CITY OF RAYTOWN

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

CERTIFICATE OF INSPECTION

ADDRESS: 6301 RAYTOWN RD. DATE: 1/24/18

PERMIT NUMBER: _____ INSPECTOR: BOYD

INSPECTION TYPE

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

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

INSPECTOR'S COMMENTS

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

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

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

CLOSE PERMIT ☐

CITY OF RAYTOWN

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

CERTIFICATE OF INSPECTION

ADDRESS: 6301 RAYTOWN RD. DATE: 9/28/17

PERMIT NUMBER: _____ INSPECTOR: BOYD

INSPECTION TYPE

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

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

INSPECTOR'S COMMENTS

UHAUL - REMOVE UHAULS, TRAILERS, AND UHAUL SIGNAGE BY 9/30/17

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

CLOSE PERMIT ☐

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

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

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

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

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

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

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

- **Entryways:** *Many different types of commercial uses have developed along the entryways leading to the Downtown. Most are traffic oriented and will probably continue to be so. When M-350 development reaches capacity, further development pressure may occur along these entryways. The character and attributes of development along the entryways should be regulated through the use of design regulations and development review. In general setback requirements may be minimized while shared parking should be encouraged.*

- **Commercial clusters:** *In addition to the commercial development cited above, smaller clusters have developed at the following major intersections in the City: 63rd Street and Blue Ridge Cutoff, 63rd Street and Woodson Road, Blue Ridge Boulevard and 51st Street, and Raytown Road with 87th Street. These locations will continue to function as commercial centers. However, new development beyond the existing limits of the clusters should be carefully reviewed in terms of impact on neighboring residential areas and long-term viability. Smaller commercial development, designed to provide services to the surrounding neighborhoods may be ideal, but the City needs to ensure the development is compatible with the nature of the surrounding area. This can be done through the use of residential architectural features and landscaping and buffering. Another possible alternative to new development is redevelopment of existing developments.*

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

Commercial Locational Guidelines:

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

Central Business District Master Plan

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

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

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

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

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

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

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

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

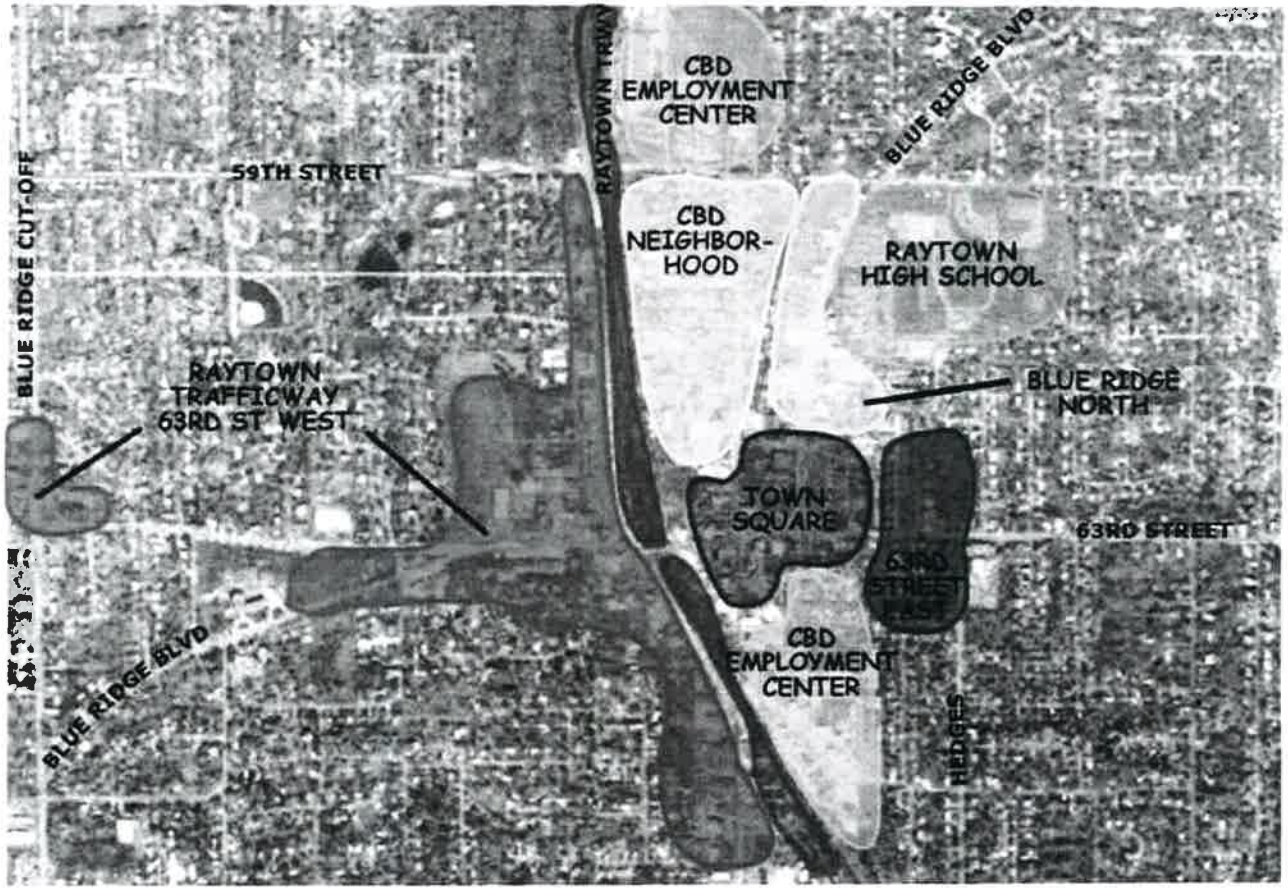


Figure 1. Area Map.

Town Square

Objective:

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

Characteristics:

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

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

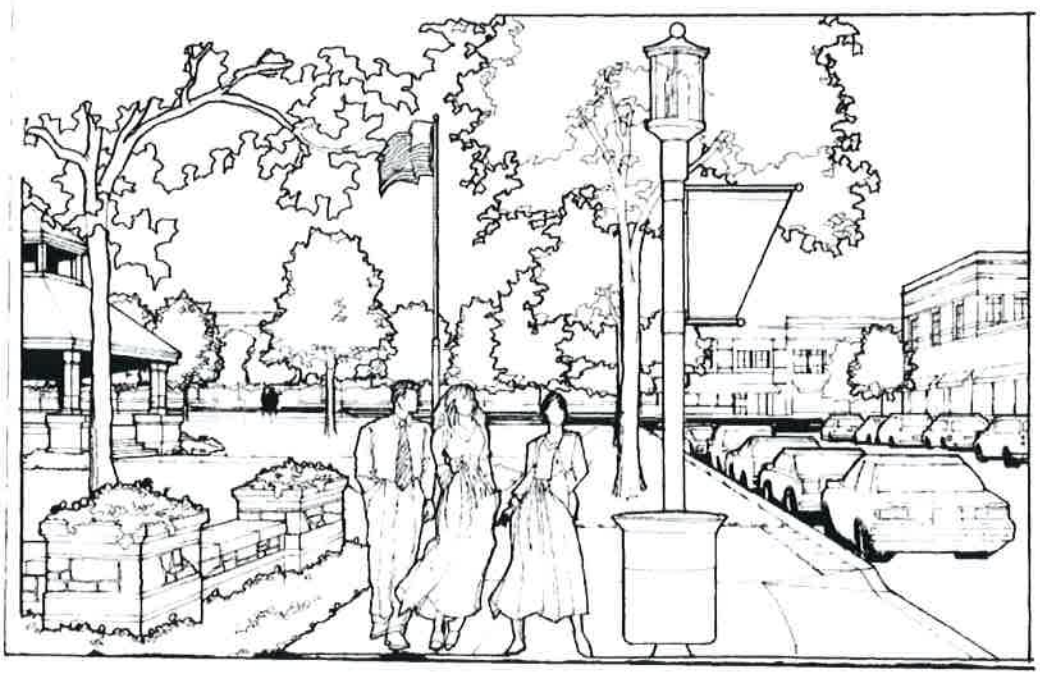


Figure 2. Raytown Town Square.

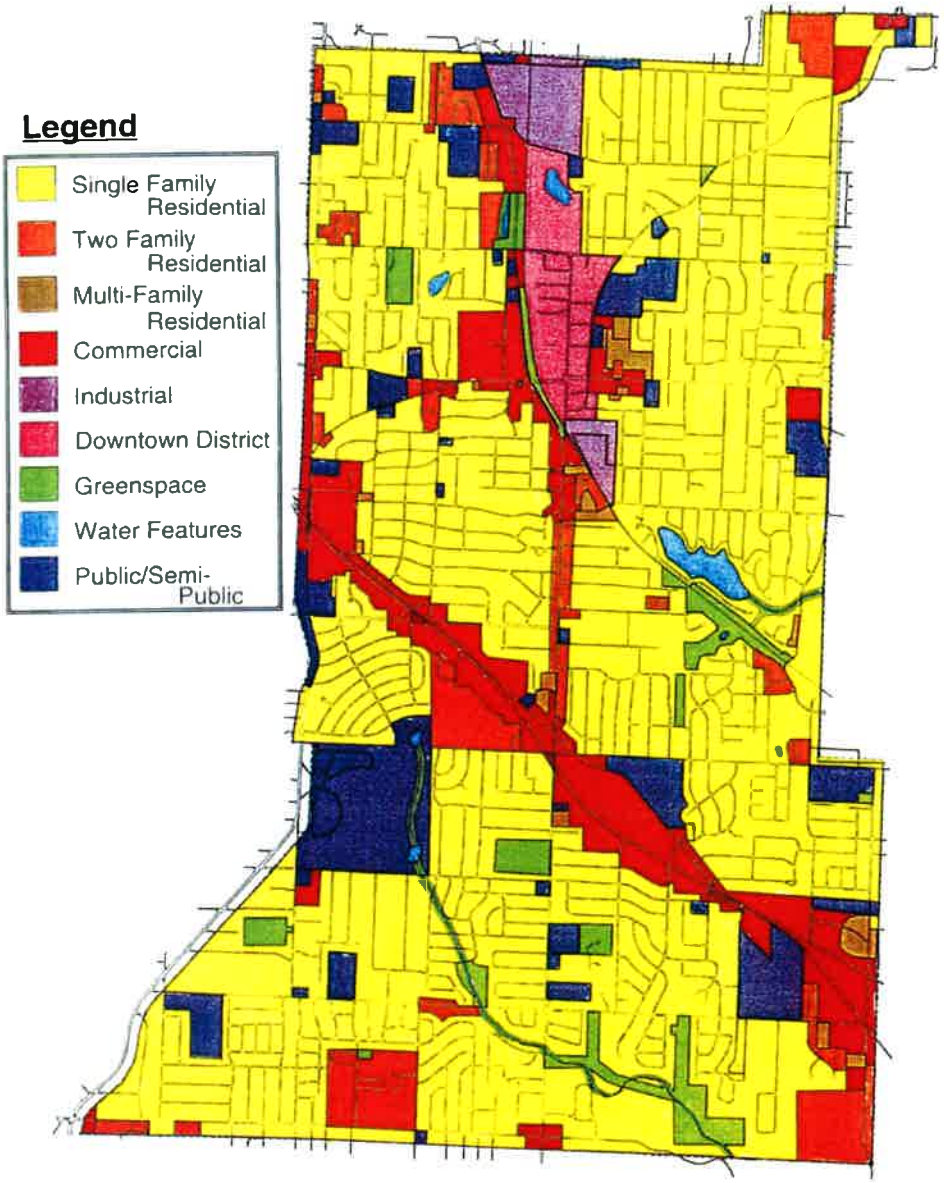



FIGURE 11
Future Land Use Map