

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

**May 3, 2018**

**7:00 pm**

**Raytown City Hall**

**Board of Aldermen Chambers**

**10000 East 59<sup>th</sup> Street**

**Raytown, Missouri 64133**

**1. Welcome by Chairperson**

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

Wilson:

Emerson:

Stock:

Bettis:

Robinson:

Lightfoot:

Hartwell:

Dwight:

Meyers:

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

a) Revisions

b) Motion

c) Second

d) Additional Board Discussion

e) Vote

**4. Old Business**

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

**Applicant: David Roush, Tint Zone**

1. Introduction of Application by Chair

2. Open Public Hearing

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

4. Enter Additional Relevant City Exhibits into the Record:

A. Staff report

B. Conceptual Site Plan

C. CUP Application

D. Staff Review Letter & Applicant Responses

E. Publication of Notice of Public Hearing in Daily Record Newspaper

F. Public Hearing Notices mailed to property owners within 185-feet of subject property.

G. City of Raytown Zoning Ordinance, as amended

H. City of Raytown Comprehensive Plan

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

6. Introduction of Application by Staff
7. Request for Public Comment
8. Additional Staff Comments and Recommendation
9. Board Discussion
10. Close Public Hearing
11. Board Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**5. New Business**

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

**7. Adjourn**

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**MINUTES**

**April 5, 2018**

**7:00 pm**

**Raytown City Hall**

**Board of Aldermen Chambers**

**10000 East 59<sup>th</sup> Street**

**Raytown, Missouri 64133**

**1. Welcome by Chairperson**

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

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

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

- a) Revisions - None
- b) Motion - Approved
- c) Second - Approved
- d) Additional Board Discussion - None
- e) **Vote – Approved (6-0)**

**4. Old Business**

**5. New Business**

**A. Case No.: PZ-2018-03 (Final Plat for Tidal Wave Auto Spa)  
Applicant: Jason Roudebush PLS, Olsson Associates**

- 1. Introduction of Application by Chair  
Mr. Wilson introduced PZ-2018-03
- 2. Explanation of any exparte' communication from Commission members regarding the application  
None
- 3. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Final Plat
  - c. Plat Application
  - d. Plat Checklist
  - e. Staff Review Letter & Applicant Responses
  - f. City of Raytown Zoning Regulations, as amended
  - g. City of Raytown Subdivision Regulations, as amended

h. City of Raytown Comprehensive Plan

4. Introduction of Application by Staff

Mr. Swan re-introduced PZ 2018-03 to the board.

Applicant has been asked to help with platting this property. As it sits currently there are two larger lots which are being combined to eliminate the property lines and to include the vacated portion of 75<sup>th</sup> street. This will become part of the development and maintained by the developer Tidal Wave. Access agreements are in the process of being signed and recorded with Jackson County and it is contingent on that being done.

Staff does recommend approval of this final plat, subject to three conditions

There have been revisions since the staff report was published:

#3 – Due to the development agreement that was signed between the City of Raytown and T W Macon, which was the developer.

Instead of the improvements are made before the plat is recorded, we are going to go off the development agreement that says that the public improvements need to be completed prior to the final issuance of a final certificate of occupancy, which is what was agreed upon in this agreement.

5. Presentation of Application by Applicant - None

6. Additional Staff Comments and Recommendation - None

7. Board Discussion - None

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

a. Motion – Emerson Approved

b. Second – Second

c. Additional Board Discussion - None

d. Vote – **Approved (6-0)**

Next steps:

First reading conducted on April 17, 2018, Tuesday, 7:00 p.m.

Second reading tentatively planned for Tuesday May 1<sup>st</sup>.

Applicant had another question.

Does the order become effective once it passes the second reading or is there a waiting period?

Mr. Swan: The three conditions that were outlined. The city receives the recorded copies of the deeds of transfer and that we also receive copies of the signed access agreement and the second reading has taken place. Then the city would go forward with signing of the plat and signature by the mayor.

Point of Order: There could be a possibility that the board of alderman can waive suspension of rules and do the second reading the same evening of the first reading.

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

**Applicant: David Roush, Tint Zone**

1. Introduction of Application by Chair

Mr. Wilson introduced PZ-2018-04

2. Open Public Hearing
3. Explain Procedure for a Public Hearing and swear-in speakers
4. Enter Additional Relevant City Exhibits into the Record:
  - A. Staff report
  - B. Conceptual Site Plan
  - C. CUP Application
  - D. Staff Review Letter & Applicant Responses
  - E. Publication of Notice of Public Hearing in Daily Record Newspaper
  - F. Public Hearing Notices mailed to property owners within 185-feet of subject property.
  - G. City of Raytown Zoning Ordinance, as amended
  - H. City of Raytown Comprehensive Plan
5. Explanation of any exparte' communication from Commission members regarding the application
6. Introduction of Application by Staff

Mr. Swan: re-introduced PZ 2018-04 to the board.

Parcel is zoned neighborhood commercial, therefore a vehicle rental business that requires conditional Use Permit. It is also within the central business district design corridor and has its own design standards that are applicable to redevelopment and new development.

Parcel is ¼ acre and both roads 63<sup>rd</sup> St and Raytown Rd are classified as collector

David Roush: 8517 Ditzler Ave

Bring in only 3 or 4 trucks and park on the south side of the building and as far back as possible. Trucks would most likely be in use most of the time and not be there anyway.

David did not read the recommendation on the staff report before the meeting. States he was not provided the information that was emailed to the applicant on March 27th.

Staff recommendation is denial of this use case.

Mrs. Stock asked about minutes from the public meeting. Public meeting was held, but no one attended. Short notes within the staff report.

Mrs. Emerson asked how many trucks would be rented per day and for how long.

David responded that two at the very least and hoped that they would all be gone.

7. Request for Public Comment –

Robert Herdon: 512 NE Park Dr., Lee's Summit

Works for U-Haul as an area field manager. Explained limitations on what kind and how many U-haul trucks they provide.

Water company that took over the bank building may be willing to allow for parking in their lot, so that they are not visible from the 63<sup>rd</sup> St and Raytown Rd intersection. Can exit onto

Residents are going elsewhere to rent these trucks, so Raytown is losing income (approx. \$75,000), both by the rentals and the customers spending money in other businesses within Raytown.

Steve Gunther: 11705 E 71<sup>st</sup> Ct

Property owner in downtown.

Major objection would be any trucks along 63<sup>rd</sup> St and Raytown Rd.

Not opposed to the rental, but they need to work with the water company to store their trucks.

9. Additional Staff Comments and Recommendation –

Mr. Swan: Went over the background. No open space and the parking lot consumes everything but the building. Access limited to Raytown Rd. Is in the Central Business District of the design corridor. This was the site of William Rays Blacksmith shop and commemorated by a placard.

Public notice was published back in February due to the late scheduling of the information meeting. The case was continued from March 1<sup>st</sup> to today.

The Community Development Dept. received two letters, one in favor by the owner and one against from the Downtown Main Street Coalition.

Analysis –

- o Stability and integrity of the various zoning districts. Zoned neighborhood commercial.
- o Prevention of traffic congestion as both of these streets are classified as collective roadways.
- o With the proposed use, we have concerns about it creating some congestion at times when people are exiting the parcel due to the limited width of the driveway with the approach.
- o Public Works has a concern about the tight curb radius and that it can prove problematic for U-haul customers who are not accustomed to driving trucks.
- o Promotion of traffic safety and orderly parking of vehicles. Parking is limited as there are only three parking spaces. One may be large enough to accommodate two trucks. The business is required to have four parking spaces. As far as parking at a different site, the Conditional Use Permit is specific to one parcel.
- o Prevention of overcrowding of this parcel.
- o This would fit more into the commercial zoning class.
- o This property has the most prominent view downtown. Abundance of signage distracts from the historical marker.
- o Downtown image, rentals are contrary, as we are creating unique to pedestrian friendly destination

Proposed use does not comply with long term development.

Can have this vote postponed till the next meeting with the use of the adjoining parking lot.

**Recommendations:**

To delay or move forward.

Applicant would like to delay.

10. Board Discussion –

Putting big trucks on that property is not the best place for them. Trying to improve downtown

Mr. Meyers: What the commission has to look at and the defined regulations that your business is not going to meet. Parking issues, design standards that you are not meeting.. Hopefully, can get the offsite parking. Can't make a vote tonight on something that may happen. A signed document from Mr Clevenger that he agrees to this.

Mrs. Stock: Would be happy if you could keep the trucks at the old bank building.

11. Close Public Hearing

12. Board Decision to Approve, Conditionally Approve, Deny or Postpone

- a. Motion to Postpone to date certain of May 3, 2018 – Emerson
- b. Second – Meyers
- c. Additional Board Discussion
- d. **Vote – 'Yes' 6-0**

**13. Set Future Meeting Date - Thursday, May 3, 2018 at 7:00 PM**

**14. Adjourn**



# Staff Report

Community Development  
Planning and Development Services

PZ 2018-04

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

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## CONDITIONAL USE PERMIT APPLICATION SUMMARY

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

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## SITE DATA

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

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



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



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

## BACKGROUND

### SITE DESCRIPTION AND PRESENT USE

The 0.17 acre (7,405 ft<sup>2</sup>) parcel is a vacant lot with a semi-improved surface located along 63<sup>rd</sup> Terrace. The existing dumpster structure and wooden fencing will be removed when the parking lot is resurfaced. The office for the proposed use will be in the Tint Zone building located at the southeast corner of 63<sup>rd</sup> Street and Raytown Road.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located near 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.



# Staff Report

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Planning and Development Services

## HISTORY

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

## PUBLIC COMMENTS

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

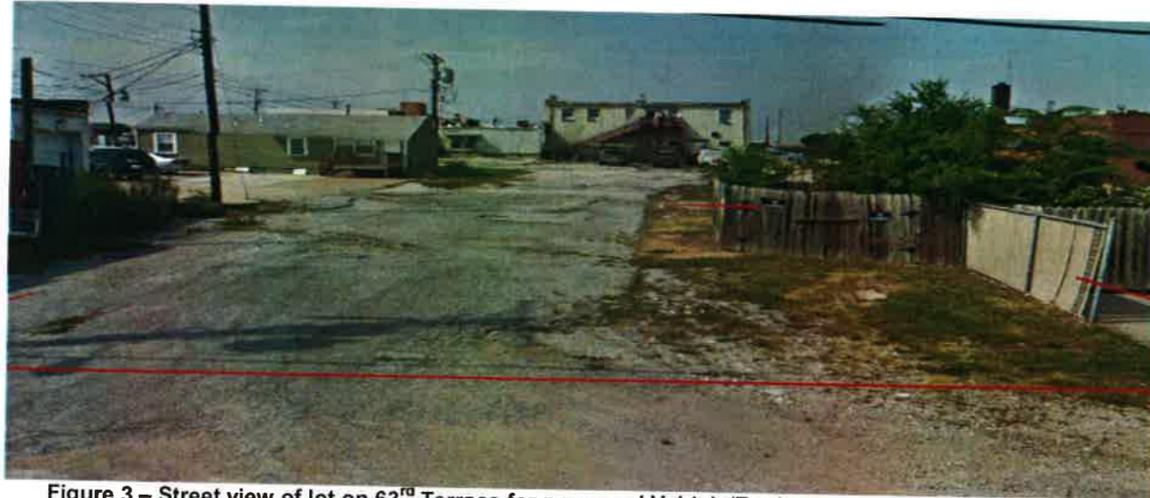


Figure 3 – Street view of lot on 63<sup>rd</sup> Terrace for proposed Vehicle/Equipment rental business parking

## ANALYSIS

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

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

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

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

### 2. Conservation of property values

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



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Planning and Development Services

is substandard in size which limits the potential of most uses. 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 properties 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 parcel to be used for the parking of U-Haul vehicles is between Raytown Road and Cedar Avenue. Access to the parcel is limited to 63<sup>rd</sup> Terrace. Motorists can access Raytown Road and Cedar Avenue when exiting the lot onto 63<sup>rd</sup> Terrace. The driveway approach is approximately 40 feet wide. Customers can temporarily park their personal vehicles at the office and walk over to the lot to pick up the U-Haul truck. Staff does not foresee a congestion issue with the newly proposed lot for truck parking.

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

According to the application, the newly proposed parcel will be used exclusively for the parking of the four (4) U-Haul vehicles. According to Sec. 50-539(a), all truck parking stalls shall be 14' wide by 50' length. Based upon staff's calculations, the site is adequate to provide four parking stalls of this size while also allowing the safe maneuvering of the U-Haul trucks. The proposed parking configuration would require stacking of the trucks; however, the layout allows for a 20 foot drive lane between vehicles.

In regards to customer parking, 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 as well. 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 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. As indicated on the original site plan, there are nine parking spots on-site at the office (Tint Zone) parcel, one of which is a handicap parking stall.

### 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



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

## 8. Provision for adequate light and air

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

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

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

## 10. Provision for public utilities and schools

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

## 11. Invasion by inappropriate uses

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

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

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

13. Encouragement of improvements and land uses in keeping with overall planning  
Staff has concerns regarding the proposed land use not adhering to several land use planning principles:

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

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

### B. Raytown Central Business District Plan

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



# Staff Report

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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 63<sup>rd</sup> St. this property is at the termini of the view along the 63<sup>rd</sup> 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 63<sup>rd</sup> 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. 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.*
2. 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.
3. 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.
4. 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.



# Staff Report

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Planning and Development Services

## RECOMMENDATION

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

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

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

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

CITY OF RAYTOWN  
APPLICATION FOR CONDITIONAL USE PERMIT

PART I Background Information

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

6301 Raytown Rd. Raytown Mo 64133

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

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

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

Name	Address	Phone/Email
<u>David @ Dawn Housh</u>		<u>816-358-3355 / 816-668-4385</u>

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

Tint Zone Window Tinting

5. Zoning classification of the property: Commercial

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

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

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

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

David E Housh 11-30-17 x Neal Clevenger

**PART II Conditional Use Permit Information**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

H. Additional comments:

City of Raytown

Development & Public Affairs Department

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

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

H. Additional comments:

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

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

Tot

**Checklist for  
Planning and Zoning Commission Applications**

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

Date Completed

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

Record & Web  
Jackson Gov. Org  
Public Affairs  
[Signature]

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

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

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

STREET ADDRESS OF PROPOSED DEVELOPMENT: 6301 RAYTOWN RD.

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

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

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

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

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

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

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

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

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

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

ARCHITECT: DANA BLAY

State of MO. Registration No. A-6904

Address: 8031 WENONGA RD, LEAWOOD, KS 66206

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

E-Mail: DBLARCH@KC,RR,COM

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

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

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

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

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



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

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

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

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

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

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

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

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

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

Neal Chicago [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. 59<sup>th</sup> Street  
 Raytown, MO 64133  
 Office (816) 737-6011 Fax (816) 737-6164

**CONDITIONAL USE PERMIT**

<b>PERMIT #:</b> 20171279	DATE ISSUED: 9/29/2017
	MUST COMMENCE BY: 9/29/2018
JOB ADDRESS: 6301 RAYTOWN RD	LOT #:
SUBDIVISION:	BLK #:
OWNER: TINT ZONE	CONTRACTOR: TINT ZONE
ADDRESS:	ADDRESS:
CITY, STATE ZIP: RAYTOWN MO 64138	CITY, STATE ZIP: RAYTOWN MO 64138
PHONE: 358-3355	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
<b>TOTAL</b>		<b>\$ 250.00</b>

**Inspection Information**

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

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


 Issued By: \_\_\_\_\_ Date: 9-29-17
 
 Applicant: \_\_\_\_\_ Date: 9-29-17



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

**SITE DEVELOPMENT PLAN PERMIT**

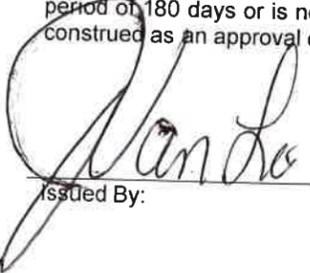
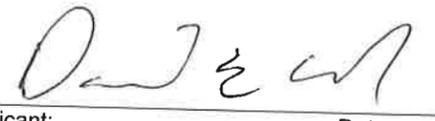
<b>PERMIT #:</b> 20181710	DATE ISSUED: 1/24/2018
JOB ADDRESS: 6301 RAYTOWN RD	MUST COMMENCE BY: 1/24/2019
SUBDIVISION:	LOT #: BLK #:
OWNER: TINT ZONE	CONTRACTOR: TINT ZONE
ADDRESS:	ADDRESS:
CITY, STATE ZIP: RAYTOWN MO 64138	CITY, STATE ZIP: RAYTOWN MO 64138
PHONE: 358-3355	PHONE:
VALUATION: \$ 0.00	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

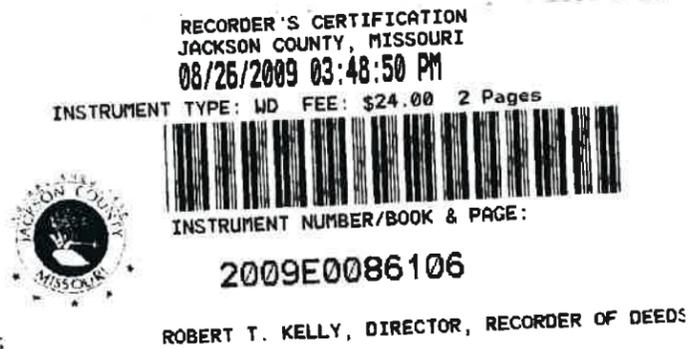
FEE CODE	DESCRIPTION	AMOUNT
PZ-10	SITE/DEVELOPMENT PLAN-STAFF REVIEW	\$ 200.00
<b>TOTAL</b>		<b>\$ 200.00</b>

**Inspection Information**

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

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


 Issued By: \_\_\_\_\_ Date: 1/24/18
 
 Applicant: \_\_\_\_\_ Date: 1-24-18



## MISSOURI WARRANTY DEED

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

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

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

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

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

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

Neal S. Clevenger  
Neal S. Clevenger

Mitsue I. Clevenger  
Mitsue I. Clevenger

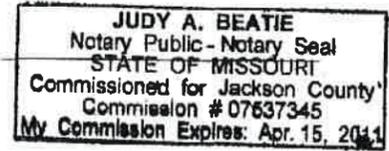
STATE OF MISSOURI    )  
                                  )ss.  
COUNTY OF JACKSON    )

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

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

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

My Commission Expires:



The lot

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

08/26/2009 03:48:50 PM

INSTRUMENT TYPE: WD FEE: \$24.00 2 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

2009E0086093

ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

### MISSOURI WARRANTY DEED

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

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

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

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

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

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

Neal S. Clevenger  
Neal S. Clevenger

Mitsue I. Clevenger  
Mitsue I. Clevenger

STATE OF MISSOURI    )  
                                  )ss.  
COUNTY OF JACKSON    )

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

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

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

My Commission Expires:

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



## 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



## Property Account Summary

Parcel Number	45-130-05-10-00-0-00-000	Property Address	NO ADDRESS ASSIGNED BY CITY, RAYTOWN, MO 64133
---------------	--------------------------	------------------	--

<b>General Information</b>	
Property Description	MUIRSMITH ADD W 50' OF LOT 19
Property Category	Land and Improvements
Status	Active, Most Other Property, Locally Assessed
Tax Code Area	022

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

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

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

No Charges are currently due.

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

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

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

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

**REMINDER:**



**Community Development Department**

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

**Conditional Use Permit Application Review**

October 11, 2017

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

Mr. Housh:

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

**Application**

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

**Site Plan**

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

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

Sincerely,

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

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



**Community Development Department**

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

**Conditional Use Permit Application Review**

October 16, 2017

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

Mr. Housh:

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

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

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

Sincerely,

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

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



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

February 6, 2018

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

Dear Property Owner:

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

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

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

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

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

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

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

Sincerely,

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



**Community Development Department**

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

**Planning & Zoning Review**

April 9, 2018

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

Mr. Housh:

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

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

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

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

Sincerely,

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

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



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

April 18, 2018

Dear Property Owner:

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

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

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

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

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

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

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

Sincerely,

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



Situs Address	Current Owner	Owner Address	Owner City	Owner State	Owner Zip	Stated Area	Parcel ID
6320 RAYTOWN RD	JOHN H CRUMP TRUST DATED 1-7-1999	6320 RAYTOWN RD	RAYTOWN	MO	64133	0.3558 a	45-240-08-12-00-0-00-000
6310 RAYTOWN RD	QUEEN SANDRA G TRUST	13722 RED HILL AVE #15	TUSTIN	CA	92780	0.2208 a	45-240-08-14-00-0-00-000
6306 RAYTOWN RD	ALEXANDER RANDALL & ALEXANDER JEREMEY	6306 RAYTOWN RD	RAYTOWN	MO	64133	0.1042 a	45-240-08-15-00-0-00-000
9921 E 63RD ST	CITY OF RAYTOWN	10000 E 59TH ST	RAYTOWN	MO	64133	0.1581 a	45-240-08-01-00-0-00-000
6252 RAYTOWN RD	RAYTOWN FEDERAL SAV & LOAN	1010 GRAND BLVD 4TH FLOOR	KANSAS CITY	MO	64106	1.099 a	45-210-10-13-00-0-00-000
10002 E 63RD TER	MENTESANA CHRISTOPHER W	1463 QUARRY RD	BATES CITY	MO	64010	0.0340 a	45-130-05-09-00-0-00-000
6321 RAYTOWN RD	J GUENTHER KEATING LLC	6532 BLUE RIDGE CTO	RAYTOWN	MO	64133	0.1033 a	45-130-05-08-00-0-00-000
6317 RAYTOWN RD	PROTON LABS LLC	11800 E 47TH TER	RAYTOWN	MO	64133	0.2791 a	45-130-05-07-00-0-00-000
NO ADDRESS ASSIGNED BY CITY	RETAIL CENTERS LLC	9508 E 63 RD ST	KANSAS CITY	MO	64133	0.1742 a	45-130-05-10-00-0-00-000
6301 RAYTOWN RD	COMMERCIAL SHOPS & GARAGES LLC	9508 E 63 RD ST	RAYTOWN	MO	64133	0.2634 a	45-130-05-06-00-0-00-000
10005 E 63RD ST	RETAIL CENTERS LLC	9508 E 63 RD ST	RAYTOWN	MO	64133	0.1920 a	45-130-05-05-00-0-00-000
10017 E 63RD ST	THE RAYTOWN WATER COMPANY	9820 E 63RD ST	RAYTOWN	MO	64133	1.281 a	45-130-05-18-00-0-00-000
10008 E 63RD ST	JANSEN ANDREW & NICOLE	10008 E 63RD ST	RAYTOWN	MO	64133	0.0715 a	45-120-09-31-00-0-00-000
NO ADDRESS ASSIGNED BY CITY	FOX GARY D TRUSTEE	10004 E 63RD ST	RAYTOWN	MO	64133	0.0067 a	45-120-09-30-00-0-00-000
10004 E 63RD ST	FOX GARY D TRUSTEE	10004 E 63RD ST	RAYTOWN	MO	64133	0.1277 a	45-120-09-23-00-0-00-000
10016 E 63RD ST	NOVA HOLDINGS LLC	14433 MAPLE ST	OVERLAND PARK	MO	66223	0.1345 a	45-120-09-18-00-0-00-000
10014 E 63RD ST	FRANK SUSAN A	10014 E 63RD ST	RAYTOWN	MO	64133	0.0681 a	45-120-09-17-00-0-00-000
10010 E 63RD ST	BRINK DOUGLAS K	8600 E 87TH ST	RAYTOWN	MO	64138	0.1382 a	45-120-09-16-00-0-00-000
NO ADDRESS ASSIGNED BY CITY	MENTESANA CHRISTOPHER W	1463 QUARRY RD	BATES CITY	MO	64010	0.1738 a	45-130-06-13-00-0-00-000
NO ADDRESS ASSIGNED BY CITY	MENTESANA CHRISTOPHER W	1463 QUARRY RD	BATES CITY	MO	64010	0.2882 a	45-130-06-04-00-0-00-000
10019 E 63RD TER	HAAKE DAN M & JOANNE M	18955 QUIVIRA	SPRING HILL	KS	66083	0.2079 a	45-130-06-03-00-0-00-000
6324 CEDAR AVE	HAAKE DAN M & JOANNE M	18955 QUIVIRA	SPRING HILL	KS	66083	0.3506 a	45-130-06-14-00-0-00-000
6331 RAYTOWN RD	JOHNSON BRIAN T & PEGGY	32003 E STONY POINT SCHOOL RD	GRAIN VALLEY	MO	64029	0.5408 a	45-130-06-11-00-0-00-000
10029 E 63RD TER	FOUND IN NATURE LLC	10029 E 63RD TER	RAYTOWN	MO	64133	0.3063 a	45-130-06-12-00-0-00-000

Google Maps 6301 Raytown Rd



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



6301 Raytown Rd  
Raytown, MO 64133



At this location

**Tint Zone**

3.1 (12)

Window Tinting Service 6301 Raytown Rd

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed 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

**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 [msswan@raytown.mo.us](mailto:msswan@raytown.mo.us).

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

Certified for publication this 12th day of February 2018.  
11495373 Jackson Feb. 12, 2018

Karie Clark

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

Notary Public

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

**Michael Swan**

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

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

---

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

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

Thank you,

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

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

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

Public Notice Requirements:

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

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

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

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

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

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



TINT ZONE  
**CONDITIONAL USE  
PERMIT**

---

**DATE 02/16/2018**

**3:00 PM IN CONF. RM.**

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

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

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

**To CITY HALL**

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

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

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

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



**Community Development Department**

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

**Planning & Zoning – Case Continued**

February 21, 2018

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

Mr. Housh:

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

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

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

Sincerely,

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

## Michael Swan

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

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

---

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

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

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

## Michael Swan

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

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

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

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

David:

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

Regards,

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

The Raytown Water Company

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

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

February 28, 2018

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

RE: Tint Zone 6301 Railroad

Michael,

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

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

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

Kindest Regards,



Neal S. Clevenger  
President/General Manager



**Raytown Main Street Association**

March 2018

Ladies and Gentlemen of the City Council

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

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

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

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

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

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

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

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

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

Scott Walz  
President  
Raytown Main Street Association

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

April 16, 2018

Tint Zone  
6301 Raytown Rd.  
Raytown, MO 64133

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

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

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

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

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

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

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

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



Neal S.Clevenger





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

**CERTIFICATE OF INSPECTION**

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

PERMIT NUMBER: \_\_\_\_\_ INSPECTOR: Boyd

**INSPECTION TYPE**

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

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

**INSPECTOR'S COMMENTS**

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

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

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

CLOSE PERMIT

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## *Future Development Plan*

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

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

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

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

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

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

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## ***Future Development Plans***

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

- **Entryways:** *Many different types of commercial uses have developed along the entryways leading to the Downtown. Most are traffic oriented and will probably continue to be so. When M-350 development reaches capacity, further development pressure may occur along these entryways. The character and attributes of development along the entryways should be regulated through the use of design regulations and development review. In general setback requirements may be minimized while shared parking should be encouraged.*
- **Commercial clusters:** *In addition to the commercial development cited above, smaller clusters have developed at the following major intersections in the City: 63rd Street and Blue Ridge Cutoff, 63rd Street and Woodson Road, Blue Ridge Boulevard and 51st Street, and Raytown Road with 87th Street. These locations will continue to function as commercial centers. However, new development beyond the existing limits of the clusters should be carefully reviewed in terms of impact on neighboring residential areas and long-term viability. Smaller commercial development, designed to provide services to the surrounding neighborhoods may be ideal, but the City needs to ensure the development is compatible with the nature of the surrounding area. This can be done through the use of residential architectural features and landscaping and buffering. Another possible alternative to new development is redevelopment of existing developments.*

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

### **Commercial Locational Guidelines:**

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

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

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

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

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

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

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

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

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

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

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

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



Figure 1. Area Map.

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

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

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#### **Town Square**

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

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

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

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

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

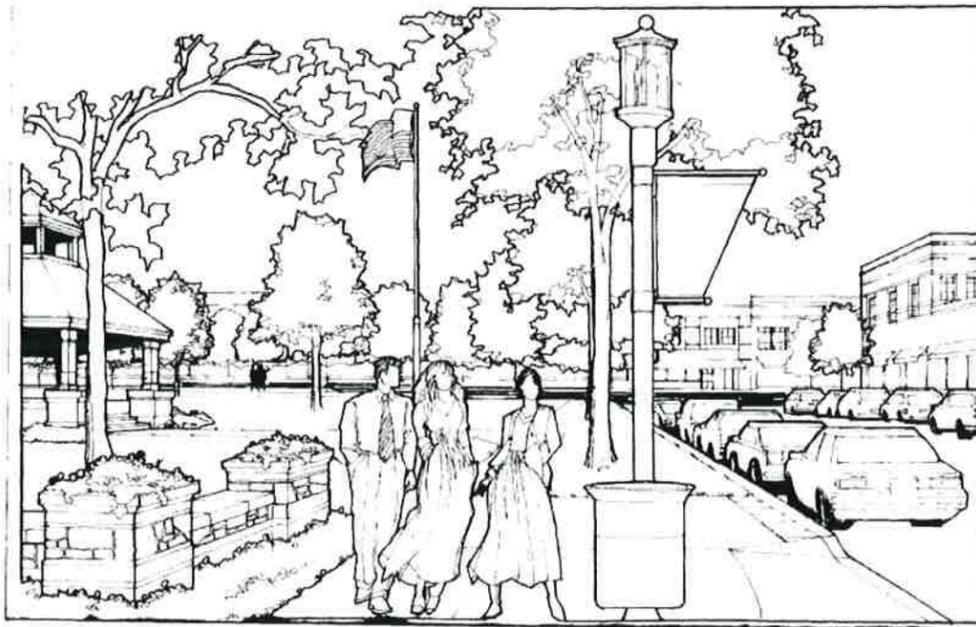
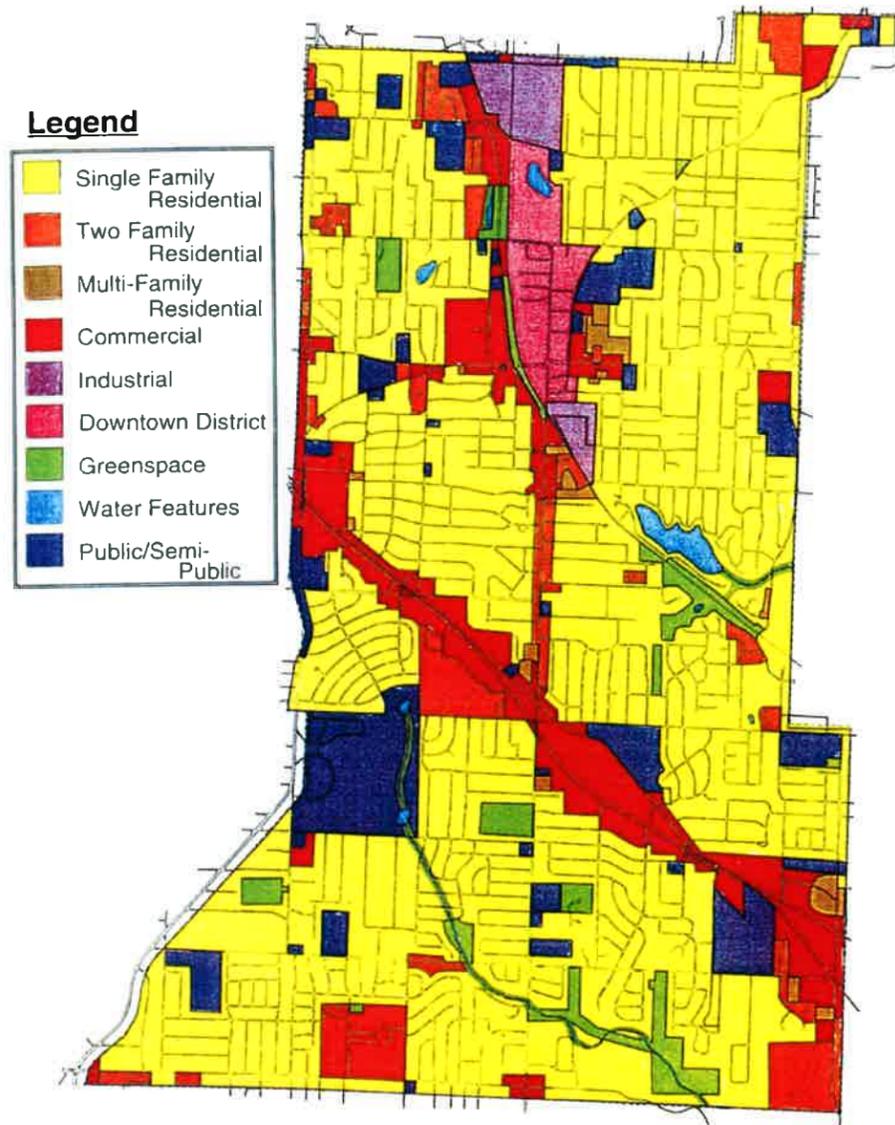


Figure 2. Raytown Town Square.

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



## PRIVATE IMPROVEMENT

### DESIGN CRITERIA

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

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

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

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

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

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

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

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

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

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

1. Width of Driveway Approach

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

2. Corner of Adjacent Property Line Offset.

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

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

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

4. Turning Radii.

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

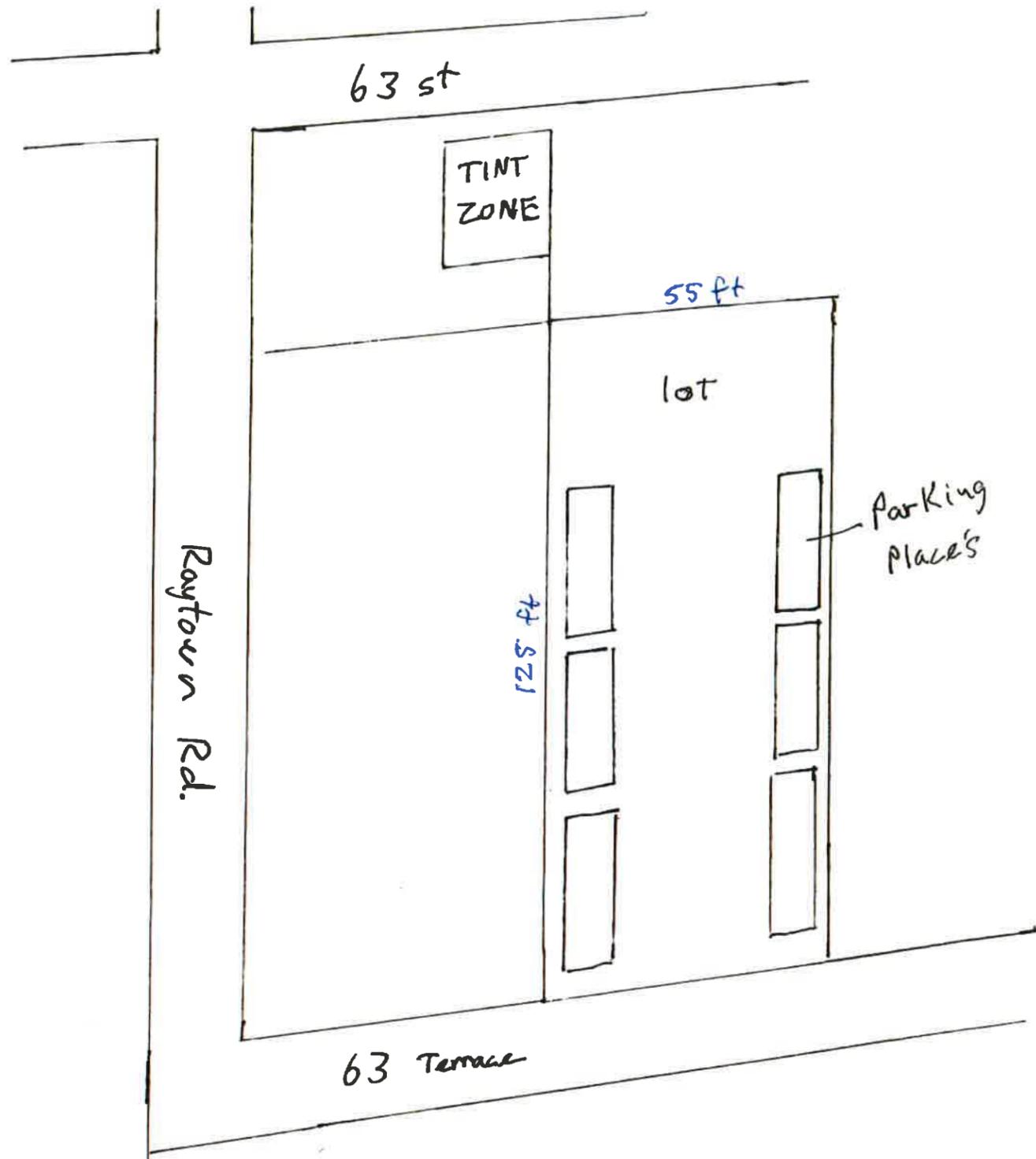
b Industrial Driveways. Industrial driveway approaches shall have a minimum radius of 25 feet. When a private improvement is determined to serve trucks with longer wheelbases, the City Engineer may require a greater minimum radius for driveway approaches. See "Driveway Criteria".

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

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

REQUIREMENTS FOR  
PARKING LOT CONSTRUCTION PLAN PREPARATION

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



63 st

TINT  
ZONE

55 ft

lot

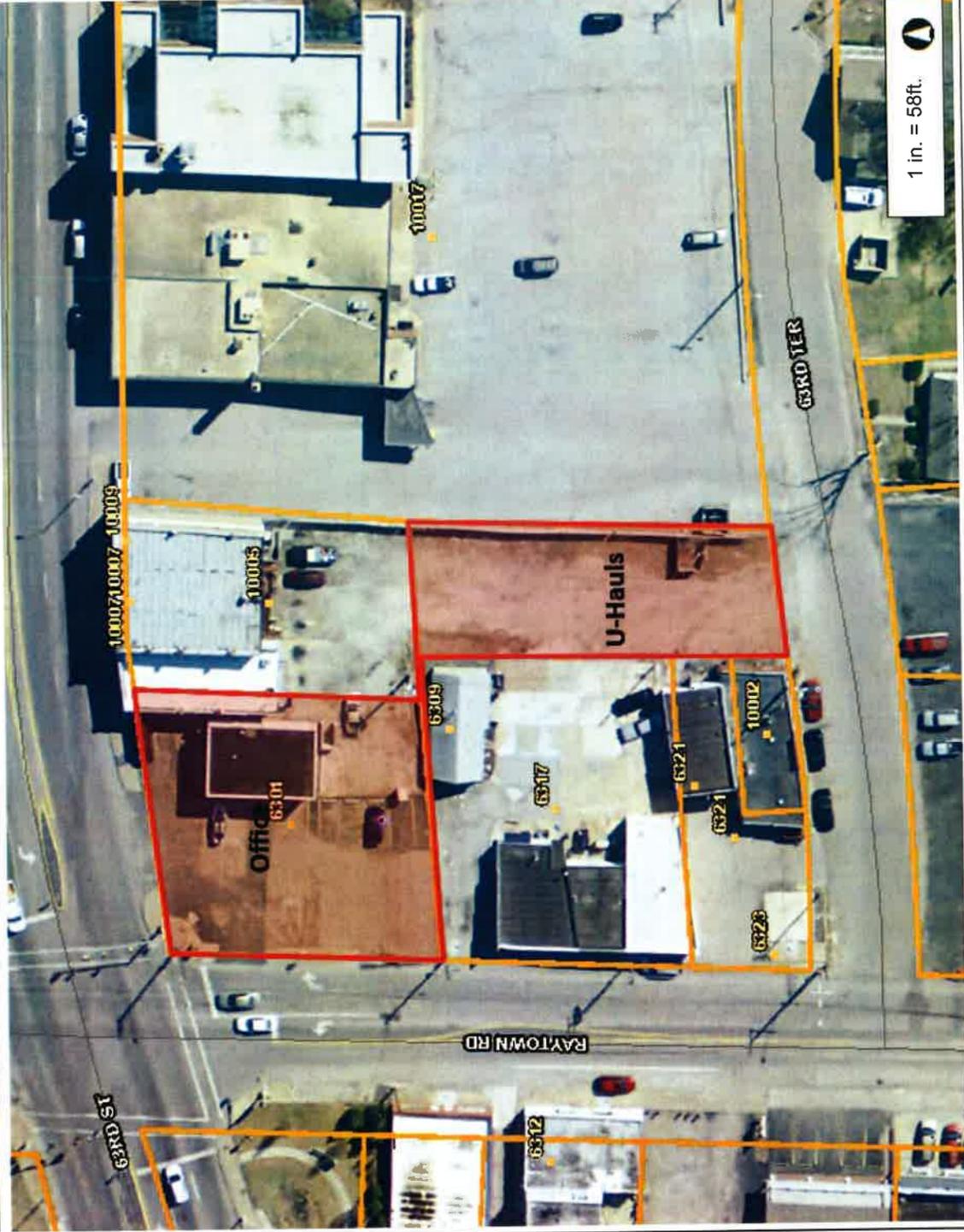
Parking  
Places

125 ft

Raytown Rd.

63 Terrace

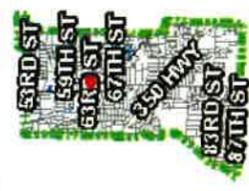
PZ 2018-04



1 in. = 58ft.



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



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

**Notes**

Amended Application