

**AGENDA
CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING**

January 12, 2023
7:00 P.M.

Raytown City Hall
10000 East 59th Street
Raytown, MO 64133

- 1. Open Meeting**
- 2. Roll Call**
- 3. Approval of Meeting Minutes – December 8, 2022**
- 4. Old Business – None**
- 5. New Business:**
 - A. **Case #:** BZA 2023-01, Chris Kline, Husch Blackwell, LLP on behalf of Laark Investments, LLC
Request:
 - (1) Variance from Section 50-467(2) to permit a decorative wrought iron fence to be constructed within 10 feet of the property line for security and aesthetic purposes.
 - (2) A variance from Municipal Code Section 50-469(c) to permit a shrubbery-only landscape design to be planted with the approval of the Missouri Dept. of Transportation in the right of way for 350 Highway.

Applicant: Chris Kline of Husch Blackwell, LLP
Property Owner: Laark Investments, LLC
- 6. Other Business – None**
- 7. Set Tentative Future Meeting Date – There are no pending applications at this time.**
- 8. Adjourn**

**MINUTES
CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING**

December 8, 2022
7:00 P.M.

Raytown City Hall
10000 East 59th Street
Raytown, MO 64133

MEETING

1. Open Meeting

Chairman Riehle called the meeting to order at 7:00 PM.

2. Roll Call

<i>Aprill Present</i>	<i>Cook Absent</i>	<i>Wilson (Alt.) Present</i>
<i>McDaniel Absent</i>	<i>Riehle Present</i>	<i>Tush (Alt) Absent</i>
<i>Robert Walker Present</i>	<i>Rochester Absent</i>	

3. Approval of Previous Meeting Minutes – Minutes of May 12, 2022, and July 12, 2022, were approved by a vote of 3 in favor with one abstention.

4. Old Business:

A. Case #: BZA 2022-03

Location: 10402 E. 350 Hwy.

Request: Request for Additional Time to Complete Part of One Condition

Applicant: Anthony Davis, Big A's Lawn and Snow Removal

Property Owner: Pamela Pierce

Mr. Gilbert gave a brief update on this case from July 14, 2022, and stated that the applicant for this case had made substantial progress and needed more time on one item, the storage area screening fence. The applicant, Mr. Davis presented photos of the progress and a sample alternate fence material for the screened storage area he would like to use. Mr. Gilbert stated the City would accept the alternate material.

- a) **Motion – Wilson**
- b) **Second – Walker**
- c) **Additional Board Discussion – None**
- d) **Vote – Motion carried 4-0. The time extension was approved.**

5. New Business:

A. Case #: BZA 2022-04

Location: 5614 / 5616 Raytown Road

Request: Appeal of an Administrative Decision by the Acting Director of Community Development that the Subject Property has Lost Legal Non-Conforming Status and can Only be Used for Permitted or Conditional Uses Allowed in the NC, Neighborhood Commercial District.

Applicant: McDonald Metro Properties, LLC

Property Owner: Brad McDonald, McDonald Metro Properties, LLC

Chairman Riehle opened the public hearing and introduced the case.

1. Swearing in of any person who may wish to speak for or against the application

Performed by City Counsel of all persons wishing to testify.

2. Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.

None.

3. Entering of exhibits into the record:

Chairman Riehle introduced the staff report and its attachments into the record. Additional documents were introduced into the record during the hearing and are stored in the case file for this case for anyone who wishes to view them.

4. Introduction of application by staff.

Chris Gilbert, planning & Zoning Coordinator, presented the staff report for the case and reviewed the reasons for informing the applicant the property had lost its legal non-conforming status.

5. Presentation of appeal application by applicant

The property owner, Brad McDonald, with his Attorney Christopher Mattix, rebutted the City's position.

6. Request for public comment

Mr. Randy Ognibene, a former tenant of the subject properties spoke on behalf of Mr. McDonald's position.

7. Rebuttal, if necessary, by the applicant.
Rebuttals by both City staff and Mr. McDonald's side continued for a lengthy period of time.

8. Summary of additional information by staff
Mr. Gilbert and the applicant ultimately reached agreement to keep a modified version of only Conditions 3 and 5 from the staff report, with Condition 3 specifically the last sentence and Condition 5 being changed to "requesting the intended buyer of the property work with City staff to address all surfacing and screening issues related to outdoor parking/storage areas and any future intended additions or new construction" after purchase.

9. Board discussion
Board discussion on the merits of the application.

10. Close public hearing
Chairman Riehle closed the public hearing.

11. Board decision to approve, conditionally approve or deny the application:

e) Motion – Aprill

f) Second – Wilson

g) Additional Board Discussion – None

h) Vote – Motion carried 4-0. Variance request was approved with conditions as identified in Item 8 above..

6. Other Business – None.

7. Set Tentative Future Meeting Date – Chris Gilbert stated January 12, 2023, would have a new case to be heard.

8. Adjourn – Meeting was adjourned upon motion by Mr. Wilson and second by Mr. Aprill at 9:54 P.M.



BZA 2023-01

To: City of Raytown Board of Zoning Adjustment
From: Chris Gilbert, Planning and Zoning Coordinator
Date: January 12, 2023
Re: Application for Variance

VARIANCE APPLICATION SUMMARY

Applicant: Chris Kline, Husch Blackwell LLP on behalf of Laark Investments, LLC
Property Owner: Laark Investments, LLC
Property Location: 10012 and 10016 E. 350 Highway, Raytown, Missouri
Request: A variance from Municipal Code Section 50-467(2) and 50-469(c) to allow for a decorative wrought iron perimeter fence to be installed on the property line adjacent to Missouri 350 Highway and the associated landscaping to be installed on the Missouri 350 Highway right of way, with the written approval of the Missouri Dept. of Transportation.

BACKGROUND

Property's Zoning Classification	Highway Commercial (HC)
Surrounding Properties' Zoning	Highway Commercial / Medium and Low Density Residential
Surrounding Overlay	350 Highway Corridor Overlay
Surrounding Land Use	Commercial/Office/Retail, Mixed Residential
Designated Future Land Use	Commercial
Ward	Ward 2
Approximate Land Area	0.95 Acres Combined
Roadway Classification	Highway

SITE DESCRIPTION AND PRESENT USE

The subject parcels are commercial buildings directly fronting onto 350 Highway that have most recently housed a non-conforming manufacturing business known as REEL EZ Industries on the 10012 property and an auto body shop on the 10016 property. The applicants have filed this variance request to permit their planned redevelopment of the subject parcels to occur in a manner that makes the project feasible to pursue. The relief they are seeking to permit a decorative wrought iron fence to be installed within 10 feet of the property line as shown on the attached site plan will permit expansion of their Vantage Motors related activities onto the subject properties by providing a larger dimensional footprint than would otherwise be permitted and secured by a perimeter fence. This is significant, particularly relating to the 10016 property due to its somewhat triangular shape, magnifying the effects of any required setback for a perimeter fence.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is surrounded by residential lots with single and two family homes constructed upon them to the north and east, a large commercial development to the south with numerous businesses including Freddy's, and to the west their own Vantage Motors properties and a transmission shop.

HISTORY

Vantage Motors has been operating in Raytown at their current 10004 E. 350 Highway location since 2010, when they redeveloped the northeast corner of Raytown Road and 350 Highway and created a successful vehicle sales business. They have recently purchased 10012 and 10016 E. 350 Highway to permit their business to expand and have plans to redevelop these properties as well. One of these properties is in very poor condition and the source of numerous complaints to the City. The granting of the variance request will permit them to take the next steps in causing these plans to come to fruition, not only benefiting themselves, but also the immediate neighbors and the City of Raytown as a whole.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on December 28, 2022. The Community Development Department has received two phone calls regarding this application as of the 6th of January, 2023, from adjoining residential property owners and both were supportive of the application. Any calls or letters received after this date will be updated at the meeting on January 12.



Figure 1 – Location and Zoning of Subject Property and Surrounding Area



ANALYSIS OF VARIANCE APPLICATION

The applicant has attached an Exhibit B to the application that is included as an attachment to this staff report explaining the justification for the variance. This variance request is required to meet the following 5 conditions as contained in the Raytown Municipal Code Section 50-83:

- 1. Uniqueness:** *The variance requested arises from such condition that is unique to the property in question and that is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

The situation is unique based upon the commercial nature of a property that has an unusual shape to it, which magnifies the impact of setbacks such as those required for perimeter fencing, which is necessary to secure the site from the increasing trend of vehicle theft and vandalism seen in recent years not just in Raytown but nationwide. 350 Highway has a very large right of way width compared to a normal street, hence another unusual factor that makes this property more unique when combined with the shape. The 40 feet between lanes of travel on 350 Highway and the property line of the subject properties is almost 4 times greater than that of a typical City street, reducing the effectiveness of any fencing and landscaping setback requirement as an extra large distance already exists. Granting the requested relief to place the fence just inside the property line and landscaping just beyond it in the state right of way with the permission of MoDot will not cause substantial harm or risk to any parties. It will also line up planned improvements on these properties with existing improvements on the other properties owned by the applicant at Raytown Road and 350 Highway.

- 2. Effects on Adjacent Properties:** *The granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

Adjacent properties will not be affected at all as the variance applies only to the property boundary along 350 Highway's right of way, and MoDot has already agreed to permit the improvements with certain conditions. No other property owners will be impacted by this variance request.

- 3. Hardship:** *The strict application of the provisions of these regulations of which the variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.*

The property owners intent to redevelop the subject parcels as additions to their existing business to the northwest, Vantage Motors, will include improvements that will greatly benefit the City and the surrounding neighborhood and receiving the requested relief will permit the redevelopment activities to proceed without the additional burden of an unnecessarily wide open space from the lanes of 350 highway due to the additional setback required just for the planned decorative wrought iron fence to be out of the front yard area. The planned fence will also secure the site from theft and other forms of property crime.



Staff Report

Community Development
Planning and Development Services

4. **Spirit and Intent:** *The variance desired will not be opposed to the general spirit and intent of the zoning regulations and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare*

The spirit and intent of the City of Raytown zoning regulations is to ensure that development is conducted in as orderly and safe a manner as possible in accordance with adopted ordinances. The requested variance if granted will not impact this spirit or intent in any negative way but instead will lead to positive improvements related to safety (a decorative security fence and later, removal of a dangerous building), Convenience (not having a disproportionately large area used for fence setback due to lot shape), prosperity (having the extra area to make the redevelopment project fit properly for the property owner will have a direct impact on the economy of Raytown as it will permit the owner to move forward with the redevelopment), and general welfare (an attractive commercial activity generating revenue for the City).

5. **Minimum Variance:** *The amount or size of the variance requested is the minimum amount or size needed to achieve the purpose for which the variance is requested.*

The size of the variance requested to permit a decorative perimeter wrought iron fence to be constructed just inside the property line is the minimum variance needed to facilitate the intended redevelopment of the property. MoDot has already agreed to permit the required landscaping to be installed and maintained just inside their right of way next to the fence.

RECOMMENDATION

Staff believes that all five (5) factors for approval of the variances from Section 50-467(2) and 50-469(c) of the Raytown Municipal Code regarding fencing and landscaping location along 350 Highway, are present as required by state statute prior to the granting of a variance. In making its decision, and before concurring with this recommendation to approve, staff believes the Zoning Board of Adjustment should consider the entirety of the evidence presented as it all pertains to each of the five (5) factors discussed above including testimony from the applicant, affected neighbors, and the general public.

Attachments:

- Site Plan and Related Documents
- Application and Exhibit B Arguments for Approval
- Public and Neighbor Notice Documents
- Ownership and Licensing Documents



Left Photo: 10016 E 350 Highway Showing narrowing triangular lot looking southeast.

Right Photo: 10016 E. 350 Highway looking southeast down the property line where fence would be placed. Not distance to 350 Highway from the curbing.



Left Photo: 10012 E. 350 Highway (White bldg.) with 10016 E. 350 Highway (Grey Building to right of photo) looking northwest.

Right Photo: Looking northwest along property line to show lining up of proposed fence and landscape improvements with Vantage Motors in distance at corner with Raytown Road.

Sec. 50-467. - Fences in all districts other than R-1, R-2 and R-3 Districts.

Fences in all districts other than an R-1, R-2 or R-3 districts, shall be allowed subject to the following standards, unless specifically prohibited by other regulations:

- (1) Fences shall be allowed in the side yard and rear yard subject to compliance with all other regulations contained herein.
- (2) Fences shall not be located in the front yard unless Highway 350 abuts the subject property in which case a fence may be constructed within ten-feet of highway right-of-way line for the purpose of screening trash, storage and service areas in accordance with the Highway 350 design standards as specified in article XI of this chapter.

(Comp. Ord. of 4-20-2010, § 1-9.05.2; Ord. No. 5408-11, § 1, 9-6-2011)

Sec. 50-469. - Design standards.

- (a) Fences located in the rear yard and side yard may be designed in a manner that forms a solid surface unless otherwise regulated by design standards specified elsewhere in this chapter.
- (b) The support structure for the fence (i.e., posts, cross supports, etc.) shall not be visible from outside of the area the fence encloses unless said support structure is a part of the overall design and appearance of the fence and is specifically approved by the director of development and public affairs.
- (c) Fences located within the front setback area along Highway 350 shall have trees and shrubbery planted between the fence and highway right-of-way line so as to substantially reduce the visibility of the fence from drivers and neighboring properties. Said trees and shrubs shall be in addition to all other trees and shrubs required by other sections of this Code.
- (d) Prohibited fence materials and attachments. Unless otherwise allowed as a temporary or seasonal fence within this chapter, the following materials and attachments shall be prohibited:
 - (1) Chain link, when located adjacent to a street or highway right-of-way, public parking area or a property that is residentially zoned or used for residential purposes;
 - (2) Electrified wire, when located adjacent to a property that is residentially zoned or used for residential purposes;
 - (3) Barbed wire, when located adjacent to a property that is residentially zoned or used for residential purposes; and
 - (4) Razor wire.

PLAN NOTES



LOCATION MAP 4
Scale N/A



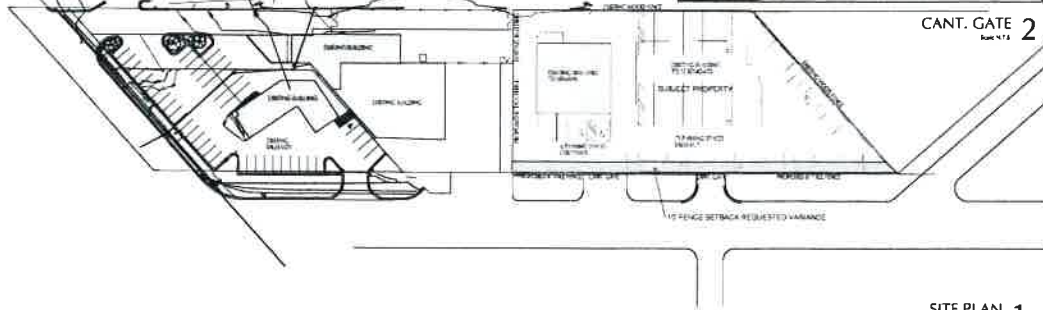
PROPOSED 6' TALL FENCING 3
Scale N/A



EXISTING FENCING 5
Scale N/A



CANT. GATE 2
Scale N/A



SITE PLAN 1
Scale 1" = 40'



ARCHITECTS ■ PLANNERS
A Division of Rose Construction, Inc.
10012 E. 350 Highway
Raytown, Missouri 64133
Phone: (816) 335-1100
www.roseconstruction.com

PROPOSED CAR LOT EXPANSION FOR:
VANTAGE MOTORS LLC
10012 E 350 HIGHWAY
RAYTOWN, JACKSON COUNTY, MISSOURI

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 2011
DATE ISSUED: 08/11/22
SHEET NUMBER:

A1.0

SITE PLAN

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ROSE DESIGN GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR DISTRIBUTION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF ROSE DESIGN GROUP, INC. IS STRICTLY PROHIBITED.



Case Number: 32A 2023-01

Date Received: _____

Fee Paid: \$350.00

**City of Raytown – Board of Zoning Adjustments
Variance/Appeal Application**

1. I hereby apply for:

_____ Appeal from an administrative decision

X Variance from any specific requirement

(Specify Zoning Code Section) Chapter 50, Article VII, Sec. 50-467(2)

2. Name of Property Owner (as appears on deed): _____
LAARK INVESTMENTS LLC, a Missouri limited liability company

3. Phone Number: 913-961-0990

4. Address of Property Owner: _____
10004 E M 350 HWY, Raytown, MO

5. Signature of Owner: _____
Ashli Kanel

6. I appoint the following person as my agent during consideration of my request.

Name: Chris Kline

Phone: 816-983-8582

Address 4801 Main St., Ste. 1000, Kansas City, MO 64112

7. The property to which this application applies is located at: _____
10012-10016 E M 350 HWY, Raytown, MO 64133

Approximate Address (If address is currently unassigned): _____

8. Deed with Legal Description: (Please attach separate sheet).

For each of the following questions, please attach additional sheets if necessary.

9. Please describe what you wish to do that the Zoning Ordinance prohibits: _____
See Exhibit B.

10. The proposed variance (or exception) would not be contrary to public health, safety and the public interest because: **See Exhibit B.**

11. The literal enforcement of the zoning regulations will result in the following unnecessary hardships: **See Exhibit B.**

12. The following condition(s), which were not created by the owner's actions, are unique to this parcel and are not commonly found on parcels used in similar ways: **See Exhibit B.**

13. The proposed development or variance would not adversely affect the rights of adjacent property owners because: **See Exhibit B.**

14. The proposed development would not be contrary to the general spirit and intent of the zoning ordinance because: **See Exhibit B.**

15. The variance (or exception) requested is the minimum needed to make possible the reasonable use of the land or structure because: **See Exhibit B.**

Exhibit B

9. Please described what you wish to do that the Zoning Ordinance prohibits:

Installation of a 6' security fence around the perimeter of the property which necessitates a 9' 6" (nine foot six inches) variance from the 10' front yard setback provided in Chapter 50, Article VII, Sec. 50-467(2).

10. The proposed variance (or exception) would not be contrary to the public health, safety and the public interest because:

The property is currently zoned HC and is located within the 350 Highway / Blue Parkway Corridor Planning Area. One of the stated objectives of the HC zoning district is to encourage commercial areas to be planned and developed so as to result in attractive, viable and safe centers and clusters. Furthermore, automotive sales and repair is a conditional use for property zoned HC and the 350 Highway / Blue Parkway Corridor Plan (the "Future Land Use Plan") provides that the recommended future land use for the property is commercial uses, which includes automotive sales and repair.

The property currently consists of two (2) vacant buildings, which were previously used as an electrical parts supply store and auto repair facility. Applicant currently operates an automotive sales dealership (Vantage Motors), which is immediately adjacent to the subject property and located at 10004 E M 350 Highway. Applicant desires to expand its operations to encompass the property.

The requested variance will enable the owner to maintain a security fence around the perimeter of the property, which will enhance the public health, safety and public interest by providing a secure environment that will enable the vacant and dilapidated property to be redeveloped into a viable and safe commercial use in compliance with the existing zoning and the future land use plan. Crime prevention and personal safety are issues of major concern for any communities. This security fence will increase the safety of neighboring properties by deterrence of potential trespassers and prevention of dumping of trash on the vacant property before completion of project. Upon completion of project, this security fence will increase the safety of neighboring properties by deterrence of potential intruders and thieves. Beyond the safety benefits of this security fence to the neighboring properties, the intended wrought iron fence will boost the curb appeal of the neighborhood by creating an attractive aesthetic that complements the exterior of these property.

11. The literal enforcement of the zoning regulations will result in the following unnecessary hardships:

Given the existing zoning, proximity of applicant's existing business, the prior use and dilapidated state of the property, and the recommendations included within the Future Land Use Plan, the highest and best use of the property is an expansion of the applicant's existing operations. Given the location of the existing structures, as well as the size and

configuration of the property, literal enforcement of the zoning regulations would prohibit the existing security fence and the number of available parking spaces at the property would be reduced by approximately 35%.

Literal enforcement of the zoning regulation would substantially impair the applicant's ability to provide a viable and safe environment, essentially preventing the applicant from utilizing the property for an expansion of its existing business. Furthermore, literal enforcement of the zoning regulations would defeat rather than advance one of the primary goals of the HC zoning district which is to encourage commercial areas to be planned and developed so as to result in attractive, viable and safe centers and clusters, as well as one of the primary recommendations in the Future Land Use Plan which is to redevelop outdated and underdeveloped existing properties and to consolidate small vacant properties into larger, contiguous properties.

12. The following condition(s), which were not created by the owner's actions, are unique to this parcel and are not commonly found on parcels used in similar ways:

The hardship is unique to the property and was not created by the owner because the options for where to place the security fence are constrained by the location of the existing structures, as well as the size and configuration of the property. As such, if the requested variance was not approved, the number of available parking spots would be reduced by approximately 35% and ability to access will significantly be impacted by the required 10-foot setback.

Auto theft including theft of catalytic converter theft has increased dramatically recently. In 2022, there were weeks in which Applicant dealt with two or three catalytic converter theft in the same week. Without the ability to curb the cost of theft, further investment in expansion of operation is not warranted for Applicant.

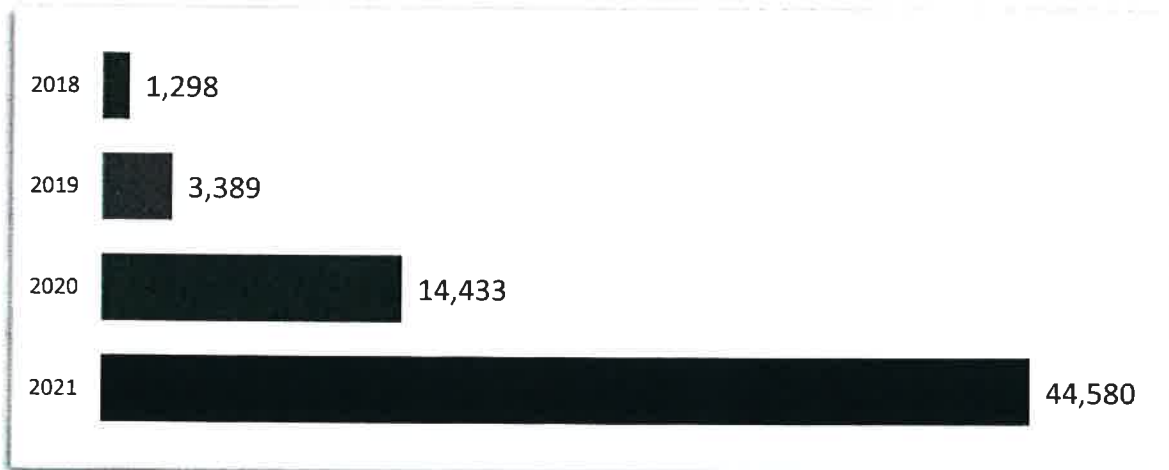


Figure 1. Catalytic converter theft claims have skyrocketed recently. Source National Insurance Crime Bureau

13. The proposed development or variance would not adversely affect the rights of adjacent property owners because:

The requested variance would not adversely affect adjacent property owners; instead, it would help to preserve it. The requested variance will enable the applicant to utilize the vacant and dilapidated property for an expansion of its existing operations, which is a use compatible with adjacent and nearby uses. Installation of the security fence will not only help to provide a secure environment for the applicant's customers and employees, it will also dramatically help to protect the applicant's large financial investment in the property. Redevelopment of the property will require a significant financial investment in the property; however, such investment is not feasible if the applicant cannot adequately secure the property. Furthermore, the depth of the fence will align with the existing fence located on the property immediately to the east of the subject property.

Applicant has reviewed this proposal with MoDOT¹ and MoDOT has agreed to this variance request provided that the following conditions are satisfied:

- *MoDot will allow a reduction of the 10' fence setback but requests that the fence be setback 6" from the property line, if possible.*
- *MoDot will allow existing curb entrances into the subject properties to remain.*
- *MoDot will allow city required landscaping to be installed in the 350 Highway right-of-way, provided the landscaping is planted closer to the fence than 350 Highway and the landscaping consist of low shrubs only with a height of no more than 36" tall. Applicant will be responsible to replace any damaged shrubs that are placed in the ROW along the subject fence caused by any utility work in this subject ROW.*

The intended ornamental mental fence and the accompanying landscaping will significantly enhance the appearance by blocking the view of the low-grade fence in the back of property.

14. The proposed development would not be contrary to the general spirit and intent of the zoning ordinance because:

The purpose of the HC zoning district is to encourage efficient use of small tracts, innovative and imaginative planning, conservation of natural resources and minimum waste of land. Furthermore, the Future Land Use Plan recommends redevelopment of existing, outmoded commercial properties along the Highway 350 Corridor. The requested variance will enable the applicant to provide a secure environment that will enable the vacant and dilapidated property to be redeveloped into a viable and safe commercial use in compliance with the existing zoning and the future land use plan. Additionally, redevelopment of these outmoded commercial properties will promote the goals of the HC district through efficient land use and minimizing the waste of land.

¹ Meeting with Mr. Nathan Juliana of MoDOT on 20 October 2022

Applicant has been a well-respected member of Raytown business community with a growth track record since 2010. The requested variance ensures Applicant can meet the needs of its operations without relocation to another location. Redevelopment of the property will require a significant financial investment in improvements; however, such investment isn't feasible if the applicant cannot adequately secure the property. As such, denial of the variance request would defeat rather than advance the goals of the HC zoning district and the Future Land Use Plan.

15. The variance (or exception) requested is the minimum needed to make possible the reasonable use of the land or structure because:

The ability to provide a viable and safe environment is paramount for the redevelopment of the property and the requested variance is the minimum required for the applicant to maintain a security fence around the perimeter of the property. Furthermore, denial of the variance would result in a significant reduction in the number of surface parking spaces for the proposed automotive sales lot, thus rendering the proposed redevelopment economically unfeasible.

MAILING LIST FOR CASE BZA 2023-01 FENCE SETBACK DISTANCE ALOMNG 350 HWY VARIANCE

OWNER	OWNER ADDRESS	OWNER	OWNER ADDRESS
Stephen & Nancy Nordyke	Rt. 1, Box 646, Butler, MO 64730		
Robert & Donna Barlow	19711 Holke Rd., Independence, MO 64057		
O'Reilly Investment Co.	P.O. Box 9167, Springfield, MO 65801-9167		
Michael Bukaty	P.O. Box 11667, Overland Park, KS 66207		
Robert & Penny Mais, Trustees	15919 S. Kidwell Rd., Greenwood, MO 64034		
Julian Builes	10109 E. 74 th Terr., Raytown, MO 64133		
Jason Higgs	10113 E. 74 th terr., Raytown, MO 64133		
Chrysocolla Properties, LLC	4224 NE Port Dr., Lee's Summit, MO 64064		
Alec O'Connor & Amy O'Connor	7408 Maywood Ave., Raytown, MO 64133		
Alan Loftis	7420 Maywood Ave., Raytown, MO 64133		
Paul & Martha Palermo, Trustees	7424 Maywood Ave., Raytown, MO 64133		
Phyllis Jones	7415 Maywood Ave., Raytown, MO 64133		
Jeff Hayes	7419 Maywood Ave., Raytown, MO 64133		
Michael Browning	7423 Maywood Ave., Raytown, MO 64133		
David Ross, Trustee	3144 W. 138 th Terr., Leawood, KS 66224		
Freddy's Land, LLC	206 N. Rock Rd., Ste. 200, Wichita, KS 67206		
Raytown Auto Developers, LLC	605 W. 47 th St., Ste. 200, Kansas City, MO 64112		
FJM Distributing Company, LLC	16107 Samuel Stuart Dr., Chesterfield, MO 63005		
MDC Coastal I, LLC	11995 El Camino Real, San Diego, CA 92130		



24 Properties w/ 185 feet

January 12, 2023

Notice of Public Hearing in Your Area

The City of Raytown, Missouri, Community Development Department has received an application for a Variance submitted by Laark Investments, LLC, owners of two commercial properties located at 10012 and 10016 E. 350 Highway in Raytown, Missouri. This application is requesting a variance from Raytown Municipal Code Sections 50-467(2) and 50-469(c), regarding fencing and perimeter landscaping location for these two properties, located within the HC, Highway Commercial Zoning District. If this request is approved, it will permit new decorative fencing to be installed on the property line directly adjacent to the Missouri 350 Highway Right of Way with associated landscaping being installed within the 350 Highway right of way with the approval of the Missouri Dept. of Transportation.

A public hearing to consider this application will be held by the Raytown Board of Zoning Adjustment **at 7:00 PM on Thursday, January 12, 2023**. The full packet and agenda should be available for view on the City of Raytown website on Friday, January 6, 2023.

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

The public is invited to attend this public hearing to ask questions and provide comment regarding this 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 phone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) 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.

Raytown, MO



1 in. = 189ft.



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

Notes

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



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

02/15/2022 8:53 AM

COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER

2022E0014797

MISSOURI WARRANTY DEED

Clear Title Nationwide, Inc.
FILE NO: 2201163

THIS INDENTURE, Made February 18, 2022, by and between

GRANTOR, Anastasia Kornis, a single person,

hereinafter referred to as Party of the First Part, whether one or more, and

GRANTEE, LAARK Investments LLC, a Limited Liability Company,

hereinafter referred to as Party of the Second Part, whether one or more. Mailing address of said first named Grantee is 10004 E 350 Highway Raytown MO 64138

WITNESSETH, That the said Party of the First Part, in consideration of the sum of Ten and NO/100 DOLLARS (\$10.00) and other good and valuable consideration to him paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said Party of Second Part, his heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

The Northerly 100 feet of the following described tract, the Southerly line of said Northerly 100 feet being measured at right angles to the Northeasterly line of the right of way of U.S. Highway 50 and parallel with the Northerly line of the following described tract, to-wit: That part of Lot 50, GREEN VALLEY, a subdivision in Raytown, Jackson County, Missouri, described as follows: Beginning at a point on the Southwesterly line of said Lot 50, said point being South 47° 57' East 275 feet from the Southwesterly corner of said lot, said point also being on the Northeasterly right of way of U.S. Highway Number 50 as now established; thence North 42° 03' East 148.51 feet to a point on the Northeasterly line of said lot; thence Southeasterly along the Northeasterly line of said lot to the Northeasterly corner thereof; thence South along Easterly line of said lot to the Southeasterly corner of said lot; thence West and Northwesterly along the Southerly line of said lot to point of beginning,

Commonly Known As: 10012 East State Route 350, Raytown, MO 64138

Anastasia Kornis states that he/she and **George A. Kornis** were married at the time they acquired title to the subject property and remained continuously in title until the date of his/her death on **October 22, 2017.**

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto the said Party of the Second Part, and unto his heirs and assigns forever; the said Party of the First Part hereby covenanting that he is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by him or those under whom he claims and that he will warrant and defend the title to the said premises unto the said Party of the Second Part and unto his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

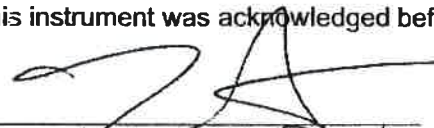
Reference herein to the masculine singular shall refer to all parties that the context shall require, whether masculine or feminine, and whether one or more. If Party of the First Part or Party of the Second Part shall be corporations, all references herein to the heirs of such corporate party shall be construed to refer to the successors thereof.

IN WITNESS WHEREOF, this deed has been executed the day and year first above written.

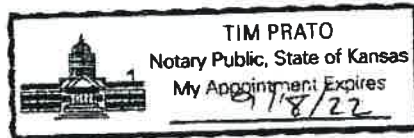

Anastasia Kornis

STATE OF KANSAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on this ^{10th}~~18th~~ day of February, 2022, by Anastasia Kornis.


Title and Rank Tim Prato

My appointment expires:





Official Receipt

Jackson County, MO

2021 Property Tax

Paid December 2nd, 2021

Receipt Details

Receipt Number
12655880

Amount Applied
\$16,366.77

Payer Name
AAK INVESTMENT LLC

Tender Type
ACH

Payer Address
10004 E M 350 HWY
RAYTOWN, MO 64133

Real Property

Property Account Number 45-630-16-14-00-0-00-000

Name
AAK INVESTMENT LLC

Address
10016 E M 350 HWY
RAYTOWN, MO 64133

Since
2017-10-31

To
-

Legal Line

GREEN VALLEY BEG SE COR LOT 50 TH N W ALG S LI LOT 247.18 FT TH N 42 DEG E148 .51 FT TO N LI
LOT 50 TH SE ALG SD LI 115.85 FT TH196.9 FT TO POB. null

Tax Year 2021

Receipt Details

Amount Applied
\$6,584.86

Unpaid Balance
\$0.00

Description
A/V Principal-Commer

Amount Applied
\$1,002.45

Unpaid Balance
\$0.00

Description
Replacement Tax

Distribution of Districts

STATE BLIND PENSION

\$20.93

BOARD OF DISABLED SERVICES

\$46.25

MENTAL HEALTH

\$75.13

METRO JUNIOR COLLEGE

\$141.47

MID-CONTINENT LIBRARY

\$241.93

CITY - RAYTOWN

\$332.41
JACKSON COUNTY
\$406.28
FIRE DISTRICT - RAYTOWN
\$911.62
RAYTOWN SCHOOL C-II
\$4,408.83

Real Property

Property Account Number 45-630-16-21-00-0-00-000

Name
AAK INVESTMENT LLC

Address
10004 E M 350 HWY
RAYTOWN, MO 64133

Since 2016-07-08 **To** --

Legal Line

SEC-9 TWP-48 RNG-32 DAF: BEG SW COR LOT 50 TH S 46 DEG 02 MIN 21 SEC E 175' TH N 01 DEG 54 MIN 39 SEC E 100.66' TH S 46 DEG 29 MIN 21 SEC E 9.8' TH N 43 DEG 48 MIN 55 SEC E 24.44' TH S 46 DEG 29 MIN 21 SE E 56.2' TH N 43 DEG 30 MIN 39 SEC E 0.33' TH S 46 DEG 03 MIN 44 SEC E 101.48' TH N 43 DEG 57 MIN 39 SEC E 48.44' TH N 46 DEG 02 MIN 21 SEC W 183.72' TH S 01 DEG 54 MIN 39 SEC W 24.24' TH N 46

Tax Year 2021

Receipt Details

Amount Applied	Unpaid Balance	Description
\$7,551.44	\$0.00	A/V Principal-Commer
Amount Applied	Unpaid Balance	Description
\$1,149.60	\$0.00	Replacement Tax

Distribution of Districts

STATE BLIND PENSION
\$24.00
BOARD OF DISABLED SERVICES
\$53.04
MENTAL HEALTH
\$86.16
METRO JUNIOR COLLEGE
\$162.24
MID-CONTINENT LIBRARY
\$277.44
CITY - RAYTOWN
\$381.20
JACKSON COUNTY
\$465.92
FIRE DISTRICT - RAYTOWN
\$1,045.44
RAYTOWN SCHOOL C-II
\$5,056.00

Personal Property

Property Account Number 20111336B

Name
VANTAGE MOTORS LLC

Address
10004 E M 350 HWY
RAYTOWN, MO 64133

Since **To**

2011-01-01

**Tax Year 2021
Receipt Details**

Category Purchase Year
-- 2012

Description Item ID
MACR 7YR 3741607

Category Purchase Year
-- 2014

Description Item ID
MACR 7YR 3741606

Category Purchase Year
-- 2014

Description Item ID
MACR 5YR 3741608

Amount Applied \$38.42	Unpaid Balance \$0.00	Description A/V Principal-Regular
Amount Applied \$15.00	Unpaid Balance \$0.00	Description Personal Property Late Filing Penal
Amount Applied \$25.00	Unpaid Balance \$0.00	Description Merchants/Manufacturers Licens

Distribution of Districts

STATE BLIND PENSION
\$0.12
BOARD OF DISABLED SERVICES
\$0.27
MENTAL HEALTH
\$0.44
METRO JUNIOR COLLEGE
\$0.83
MID-CONTINENT LIBRARY
\$1.41
CITY - RAYTOWN
\$1.94
JACKSON COUNTY
\$2.37
FIRE DISTRICT - RAYTOWN
\$5.32
RAYTOWN SCHOOL C-II
\$25.72

Any unpaid balance will continue to accumulate interest, penalties, and fees.

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.



City of Raytown, Missouri
Occupational License

License Number: 004508-8

Expires: 09/30/2024

License is hereby Granted To: VANTAGE MOTORS LLC

VANTAGE MOTORS LLC
10004 E 350 HWY
RAYTOWN, MO 64138

Subject to the provisions of all
ordinances now in force
and that may be passed by said
City of Raytown

THIS LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE AND IS NON-TRANSFERABLE.

Mayor Mike McDonough

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

City Collector Lisa Emerson

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

City Clerk Teresa Henry

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



City of Raytown, Missouri
Occupational License

License Number: OGR-001374-2022
Expires: 08/31/2023

License is hereby Granted To: VANTAGE MOTORS LLC (SERVICE)

VANTAGE MOTORS LLC (SERVICE)
10012 E STATE ROUTE 350
Raytown, MO 64133

Subject to the provisions of all
ordinances now in force
and that may be passed by said
City of Raytown

THIS LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE AND IS NON-TRANSFERABLE.

Mayor Mike McDonough

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

City Collector Lisa Emerson

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

City Clerk Teresa Henry

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