

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
Raytown, Missouri 64133
July 1, 2021
7:00 pm

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Thurman:	Emerson:
Hunt:	Frazier:	Stock:

3. Approval of May 6, 2021, Regular Meeting Minutes

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

4. Old Business - None

5. New Business:

A. Case No.: PZ-2021-02

Applicant: Aim Investments, LLC, Sameer Vishnani, Principal

Reason: Conditional Use Permit to Operate a Convenience Store with Fuel Sales to be Located at 6709 Raytown Road.

- 1. Introduction of Application by Chair
- 2. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
- 3. Explanation of any exparte' communication from Commission members regarding the application
- 4. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Application Supporting Documents
- 5. Introduction of Application by Applicant

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

6. Other Business- None

- 7. Set Future Meeting Date – Next Regular Meeting, Thursday, September 2, 2021, at 7:00 PM.** This meeting may be cancelled with no new cases filed by the deadline. The August meeting has already been cancelled for this reason.

9. Adjourn

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

May 6, 2021
7:00 pm

SPECIAL NOTE: Meeting was Held Remotely on Zoom due to Continuing COVID-19 Pandemic. Everyone From the Public that Wished to Participate was Granted Access and Had an Opportunity to Speak During the Meeting.

1. **Welcome by Chairman Wilson.** Chairman Wilson introduced newly seated Planning Commissioner Frank Hunt.

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

Wilson:	Present	Thurman:	Present	Emerson:	Present
Stock:	Present	Frazier:	Present	Hunt:	Present

3. **Approval of Minutes: Minutes of March 4, 2021, approved 6-0 upon motion by Ms. Stock and second by Mr. Hunt.**

4. **Old Business - None**

5. **New Business:**

- A. **Case No.: PZ 2021-03: Application for Approval of a Conditional Use Permit to operate a Tattoo/Body Piercing Use in a Multi-Tenant Commercial Building Located at 7600 Raytown Road in a Highway Commercial District.**

1. **Introduction of Application by Chairman.**

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

2. **Explanation of any Ex Parte Communications Regarding the Application.**

No commissioners reported Ex Parte communications with the applicant regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report into the record as an exhibit.

4. Applicant Presentation of Development Plan.

Mr. Artez Ware introduced his application and addressed his qualifications to be a tattoo parlor operator.

5. Staff Presentation of proposed Text Amendments.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, reviewing the location of the application, surrounding zoning and uses of property and addressed all the criteria required for a Conditional Use Permit to be approved.

6. Request for Public Comment by Chairman.

Chairman Wilson asked if anyone was present to speak on this application.

Mr. Lacy appeared and spoke in favor of the application.

7. Commission Discussion.

The commissioners asked some questions of the applicant. The applicant agreed to all staff conditions of approval.

8. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Chris Gilbert provided the staff recommendation to recommend approval of the application to the Board of Aldermen with the conditions as listed in the staff report plus any additional conditions the Planning Commission wishes to add.

Ms. Emerson moved and Ms. Stock seconded to recommend approval to the Board of Aldermen with all conditions contained in the staff report.

VOTE: Motion passed 6-0.

6. Other Business- None

6. Set Future Meeting Date – Next regular meeting on June 3, 2021.

7. Adjourn at 7:43 upon motion by Mr. Frazier and second by Ms. Emerson. Passed unanimously by acclamation.



Staff Report

Community Development
Planning and Development Services

PZ 2021-02

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: July 1, 2021

Re: Application for Conditional Use Permit

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Aim Investments, LLC, Sameer Vishnani, Principal

Property Owner: Aim Investments, LLC

Property Location: 6709 Raytown Road

Request: Conditional Use Permit approval for a Convenience Store with Fuel Sales

The applicant, Sameer Vishnani, is requesting Conditional Use Permit (CUP) approval for a Convenience Store with Fuel Sales in a Neighborhood Commercial (NC) zoning district. Per the city's land use table, a "Convenience Store" that meets the definition contained in Municipal Code Chapter 50 is a permitted use in the NC District, however, because this particular convenience store is an addition to a legally existing Liquor Store (Cloud 9) that could potentially continue as the primary gross receipts activity on the property, and given the past history with this effort as this is a reapplication following a 2016 denial, staff requested that the applicant file for a Conditional use Permit for the proposed activities to be added to the existing site.



Figure 1 – Surrounding Zoning and Location Map

SURROUNDING ZONING AND LAND USES

Property's Zoning Classification	Neighborhood Commercial (NC)
Surrounding Properties' Zoning	Neighborhood Commercial (NC),
Surrounding Overlay	None
Surrounding Land Use	Commercial with Multi-Family to southeast
Designated Future Land Use	Commercial
Ward	Ward 2
Approximate Land Area	0.8 Acres
Roadway Classification	Arterial (Raytown Road, Collector (67 th Street))



Figure 2 – Site Photos As Currently Existing viewed from Raytown Road

SITE DESCRIPTION, HISTORY, AND PRESENT USE

The subject site was involved in a similar Conditional Use Permit application process by the same applicant in 2016 that was recommended for approval by the Planning Commission but denied by the Board of Aldermen. The proposed site at the time was less than a half-acre in size and there just wasn't enough room to fit everything the applicant wanted to provide on the property in a safe manner, particularly considering the close proximity of the existing parcel entranceways to the intersection of Raytown Road and 67th Street. Copies of the staff report, Planning Commission minutes, and Board of Aldermen minutes from those hearings are included as attachments.



Staff Report

Community Development
Planning and Development Services

The current proposed site layout is approximately 0.8 acres in size, which is about 60% larger than the previous application as the owner has purchased the land to the north of the original parcel. The 2016 plan for 4 double-sided access gas pump islands remains but the larger lot size permits the applicant to accomplish a number of things that were not possible the first time. This includes moving access drive entrances as far away from the intersection as possible, supplying additional parking, installing a stormwater detention area, a sidewalk on 67th Street, a new dumpster enclosure in a less visible location, and closing off numerous driveway entrances located close to the intersection to provide a far safer experience for vehicles entering or exiting the property. The site plan set, which is attached to this report, includes various sheets showing how all this will be constructed if the CUP is approved. These plans have gone through two review cycles with staff, and, although some issues still remain to be resolved, the project does appear to be feasible and meet City design guidelines.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject site is surrounded by commercial development except to the east and southeast where some multi-family buildings are located. Raytown Road is a major commercial corridor and an arterial roadway per the City's street plan, thus is designed to handle the amount of traffic that a commercial zone can generate.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on June 14, 2021. Public notice letters were sent to property owners within 185 feet of the property by the applicant, who also made efforts to collect support petitions from neighbors by making personal visits. The Neighborhood Information Meeting was held on June 17, 2021, and 5 people showed up. A copy of the sign-in sheet and synopsis is included in the noticing materials attached to this report. The Community Development Department has received one letter regarding this application. This letter, opposing the application, is included with the noticing materials attached to this report.

ANALYSIS

Evaluating an application for a conditional use permit requires consideration 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 parcels and adjacent lots along this section of Raytown Road are zoned Neighborhood Commercial (NC). This zoning district is designed to accommodate commercial activities that service neighborhood areas. Convenience stores are typically in the discussion when addressing perceived commercial needs to service residential areas. There are many convenience stores in Raytown, mostly concentrated along the 350 Highway corridor. Approximately 60% of Raytown lies north of this 350 Corridor commercial strip and within this 60% of the city are a total of 5 convenience stores with gas sales. 3 of these are on the boundary with Kansas City (QT at 63rd and Blue Ridge Cutoff, M&Z at 52nd and Blue Ridge Cutoff, and the store at 53rd and Raytown Road), leaving just 2 to serve a very large, albeit primarily residential, portion of the City (Valero at 6509 Raytown Road, and Minit Mart at 6024 Blue Ridge Blvd. across from Raytown High School).



Staff Report

Community Development
Planning and Development Services

2. Conservation of property values

Staff believes that a properly designed and constructed project, including new sidewalks, curb and gutter where numerous entry drives used to exist, additional landscaping and screening, and demolition of the unsightly old building on the east side of the recently acquired parcel should not create a negative change to neighboring property values. Conversely, the redevelopment of this corner of Raytown Road and 67th Street with modern improvements and public amenities including a new sidewalk on 67th Street, should enhance the surrounding property values and generate additional revenue for the various taxing entities.

3. Protection against fire and casualties

Staff does not have concerns regarding fire and/or casualties on this project. The design of the site is very similar to almost every other convenience store/gas station in that pumps are out front and the store is toward the rear of the parcel. There is always the possibility of a vehicle impacting a gas pump and starting a fire or creating an explosion at any gas station in existence but the actual occurrence of such events is extremely rare.

4. Observation of general police regulations

The proposed business itself is not anticipated to violate any general police regulations. However, convenience stores have always been the targets of various nefarious activities requiring police response that are no fault of their own and this store would be no exception, so there could be occasional additional police response and investigations from time to time.

5. Prevention of traffic congestion

The original application in 2016 did not handle traffic safety in a reasonable manner and was one of the reason the application was ultimately denied. The current proposal with a much larger property, several drives closed off and the two remaining separated by a much greater distance from the intersection of Raytown Road and 67th Street creates a far safer potential traffic pattern in the area.

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

The proposed convenience store will provide 31 parking spaces, including 2 properly marked handicapped parking stalls accessible to the main entrance to the building. The gas pumps are located sufficiently central to the parking area to make the proposed parking easily and safely usable for customers and employees. The driveway entrances are widely separated from the intersection of Raytown Road and 67th Street.

7. Promotion of the safety of individuals and property

The proposed business will not affect the safety of individuals or property outside of what the basic operation of a convenience store with gas sales causes. The existing structure is in reasonable condition and the rest of the site will be almost entirely new.

8. Provision for adequate light and air

The proposed business will have a small impact on air quality of the area above what is normal just because of the gas sales, but all modern gas station pumps are manufactured to comply with federal and state regulations regarding such items, and should have minimal impact on neighboring properties. All lighting will be required to be fully shielded light packs that only cast their light down and not sideways.



Staff Report

Community Development
Planning and Development Services

9. Prevention of overcrowding and excessive intensity of land uses

The proposed use will affect the intensity of land uses in the area by converting a mostly unused asphalted lot into a revenue generating business. This central area of Raytown has little in way of convenience store offerings as discussed previously and when combined with the redevelopment of the site and an additional underutilized parcel to the north that the applicant recently acquired will create an attractive modern development that could spur additional reinvestment in the area which is characterized by a lot of older shopping centers and structures.

10. Provision for public utilities and schools

The proposed use will impact some public utilities with the planned improvements but not schools except to generate some additional revenue. The proposed use will be on land already connected to utility services.

11. Invasion by inappropriate uses

Staff does not view the proposed use as an inappropriate use at this location. Convenience stores are a ubiquitous sight in neighborhood commercial zones as everyone at some point needs gas, milk, bread, snacks, drinks, etc. and these stores provide that service without causing residents to drive 2 miles to get a gallon of milk.

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

The property on which the proposed use would be located is partially developed. Staff has provided recommended conditions of approval to ensure compliance.

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

Staff has no concerns regarding the proposed use adhering to overall planning principles if the recommended conditions of approval are adopted.

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

The proposed business will affect the orderly and proper renewal, development or growth of the city, but in a positive way. The proposed convenience store and gas station will provide a needed service to the community as previously discussed, will generate tax revenue for the taxing entities, will involve a near complete redevelopment of 2 entire parcels into a modern commercial facility with modern sidewalks, a detention basin reducing stormwater impacts on neighbors, new landscaping and screening to protect neighboring property owners, and a greatly improved ingress/egress plan from what was proposed in 2016.

RECOMMENDATION

Staff recommends approval of Case No. PZ 2021-02 – Conditional Use Permit for a Convenience Store with Fuel Sales to be located at 6709 Raytown Road with the following conditions of approval:

1. All signage shall be issued under separate permit process and shall meet Municipal Code requirements.



Staff Report

Community Development
Planning and Development Services

2. Provide full professional survey for Lot Combination process to eliminate lot line separating the two parcels upon which this project would be constructed.
3. Submit full landscape/screening plan for staff review.
4. Remove old dumpster screening at southeast corner of existing building since new full-size enclosure will be placed at north end of project.
5. Upon approval of the Conditional Use Permit by the Board of Aldermen, applicant shall submit revised plan set for staff review that addresses these conditions of approval, any additional conditions added through the public hearing process, and all Public Works comments regarding the proposed project contained as an attachment to this staff report. This site plan shall substantially conform to the plan or slightly modified alternate plan with smaller building, that are contained in this staff report.
6. No Certificate of Occupancy or Commercial Use Permit shall be issued for the Convenience Store/Fuel Station use until all conditions of approval have been met. The property included in this CUP should not be occupied and used until the Commercial Use Permit and/or a Business License to operate are issued, however the existing Cloud 9 Liquor Store and general office uses may continue.
7. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

Case Number _____
Date Received _____
Map Page _____

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

PART I Background Information

1. This request applies to property at the following address: 6709 Raytown Road

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

Name	Address	Phone
Aim Investments, LLC	14304 Robinson Street, Overland Park, KS 66223	(510) 682-5802

Sameer Vishnani

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

Name	Address	Phone/Email
James Sullivan, Sullivan Palmer Architects	8621 Johnson Drive, Merriam, KS 66202	(913) 888-8540

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

Property is currently used as a retail store.

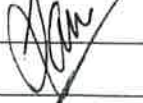
5. Zoning classification of the property: Neighborhood Commercial (NC)

6. Specify the use desired for the property: Convenience Store with Petroleum Sales

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

<u>Structure</u>	<u>Height</u>
Existing Structure 2,898 s.f.	22' ht.
Existing Residential	13' ht.

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)

 1/4/20

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:

A convenience store with fuel is a basic necessity of any neighborhood. It will provide an improved level of convenience to the community, adding to the existing neighborhood retail already established along Raytown Road.

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

The proposed combination of retail uses is a proven successful formula, desired by the community, which will add to the neighborhood strip malls and retail stores, especially along Raytown Road. This type of neighborhood convenience store is currently under-served in the local community.

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

This existing 2,800 s.f. retail store utilizes only a fraction of the site and only allows a very limited selection of retail items. Developing a larger retail structure will allow for a wider selection of neighborhood grocery and convenience store items, while providing gas sales. With the exception of the Valero station to the north, with its small retail store, the next closest convenience store is over 4,500 feet away. In addition, hot food choices will be available at this location for breakfast, lunch or take-home dinner options.

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

None what so ever. Only positive effects.

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

Property has not been vacant.

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

The highest and best use of the property will not be realized with the majority of the site still vacant. Providing gas service with convenience store and restaurant has proven to be a service in high demand by neighborhood communities and would complete the development of this large corner site.

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

Public facilities are substantial in this area of Raytown, located on an intersection, with Raytown Road, a 4-lane arterial and with 67th Street, a local collector. All utilities are adequate.

H. Additional comments:

Three years ago, we demolished a dilapidated restaurant structure against Raytown Road and developed a building that had been sitting vacant for many years. The eyesore as it once was, we developed into a productive, first class retail property. At that time we faced many fears from neighbors, who were unsure if we would create a benefit for the community. We believe we have satisfied all of their concerns as we continue to have the support and patronage of the community.

We are looking forward to growing this development into a significant neighborhood retail convenience location, with gas service, restaurant and retail store, serving the local community. The new facility will be a first class location, adding value to the other surrounding businesses and will generating revenue for the City as well. I have owned and operated convenience stores for the past 18 years, and have five other successful locations in the Kansas City area. We will take our experience and our vision to excel in the customer service experience and to create a developed property which is visually beautiful and an asset to the community.

Checklist for Planning and Zoning Commission Applications

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

Date Completed

X

Application fee of \$450.00.

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.

TO FOLLOW

Traffic Impact Analysis containing information as specified on the attached sheet.

AS REQ'D

Storm Drainage Analysis unless waived by Director of Public Works.

X

Signage information for any signage to be installed as part of the proposed use.

Will be approved under separate permit process

*Not
Req per
Jason
1-14-21*

**INVOICE (INV-00014647)
FOR CITY OF RAYTOWN**

BILLING CONTACT
CLOUD 9 LIQUOR LLC



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00014647	01/27/2021	01/27/2021	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
UPRMT-000080-2021	Final Site Plan Fee	\$450.00
6709 Raytown Rd Raytown, MO 64133		SUB TOTAL \$450.00

REMITTANCE INFORMATION
City of Raytown 10000 East 59th st Raytown, MO 64133

TOTAL **\$450.00**

CITY OF RAYTOWN
10000 East 59th Street
Raytown, MO 64133
816-737-6000

DATE : 1/27/2021 4:01 PM
OPER : CD
TKBY : Community Developmen
TERM : 35
REC# : R00467748

EG EnterGov 450.00
INV-00014647 450.00
- CAINVOICEFEE 450.0000

Paid By: CLOUD 9 LIQUOR LLC
2-CHEK 450.00 REF: 1424

APPLIED 450.00
TENDERED 450.00
CHANGE 0.00

CLOUD 9 RAYTOWN

FUEL SALES & C-STORE EXPANSION 6709 RAYTOWN ROAD

CONDITIONAL USE PERMIT

NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/15/2011	PRELIMINARY	WJ	
2	12/15/2011	REVISION	WJ	
3	12/15/2011	REVISION	WJ	
4	12/15/2011	REVISION	WJ	
5	12/15/2011	REVISION	WJ	
6	12/15/2011	REVISION	WJ	
7	12/15/2011	REVISION	WJ	
8	12/15/2011	REVISION	WJ	
9	12/15/2011	REVISION	WJ	
10	12/15/2011	REVISION	WJ	

NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/15/2011	PRELIMINARY	WJ	
2	12/15/2011	REVISION	WJ	
3	12/15/2011	REVISION	WJ	
4	12/15/2011	REVISION	WJ	
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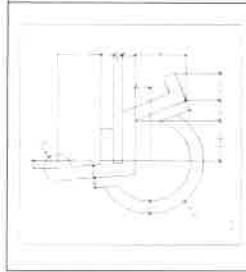


PLANS OF WORK, E. 67th STREET

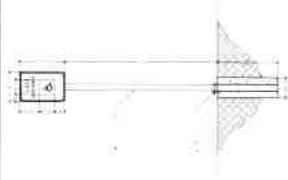
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1 DEMO PLAN
AS1

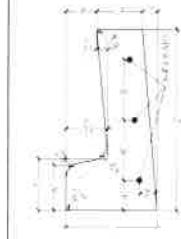




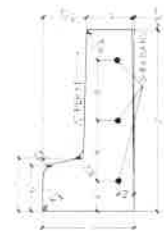
3 ADA PARKING DETAIL



4 ADA SIGN DETAIL

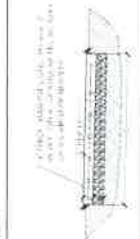


TYPE B CURB

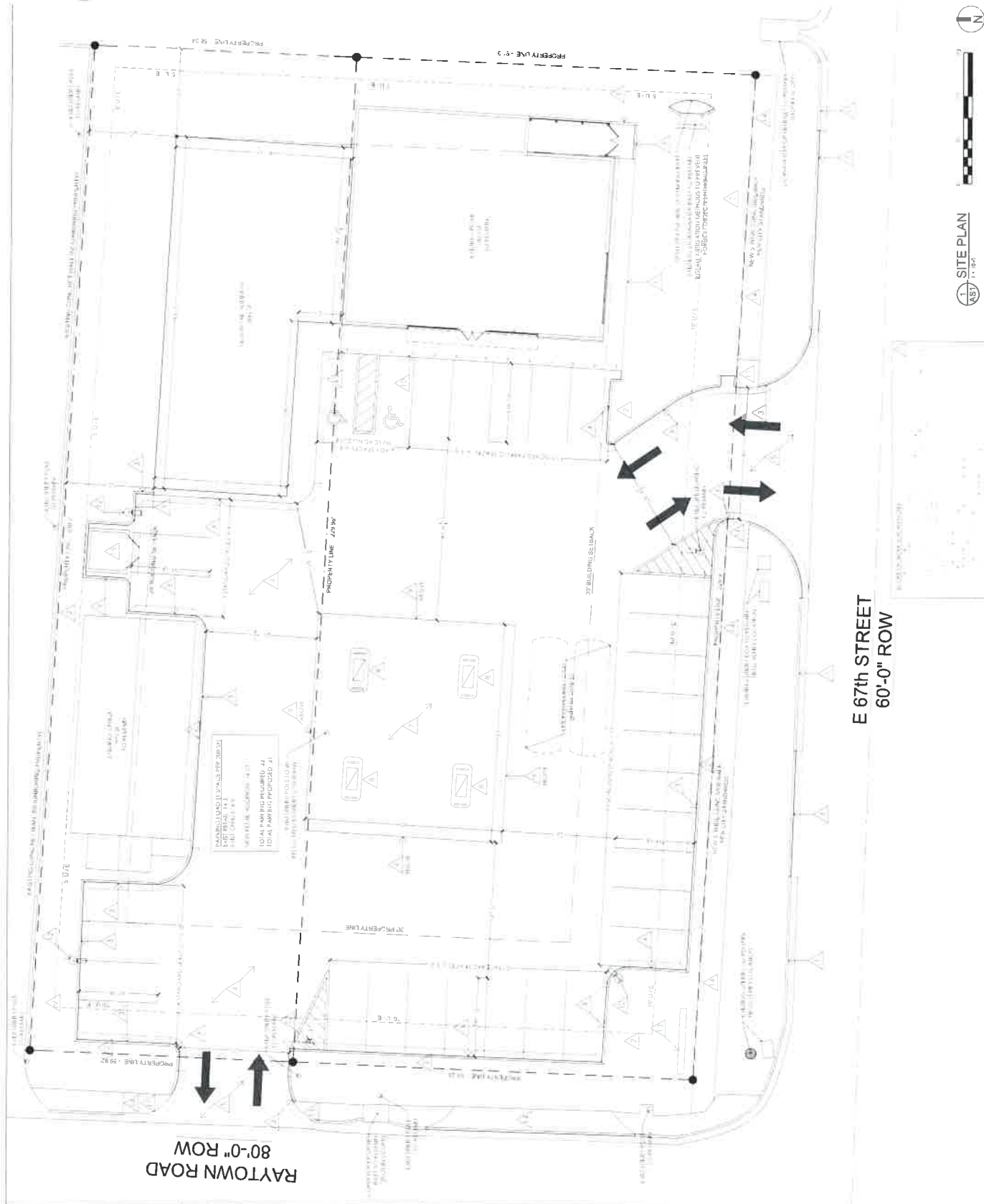


TYPE B-DK CURB

5 TYP CONC CURB DETAIL

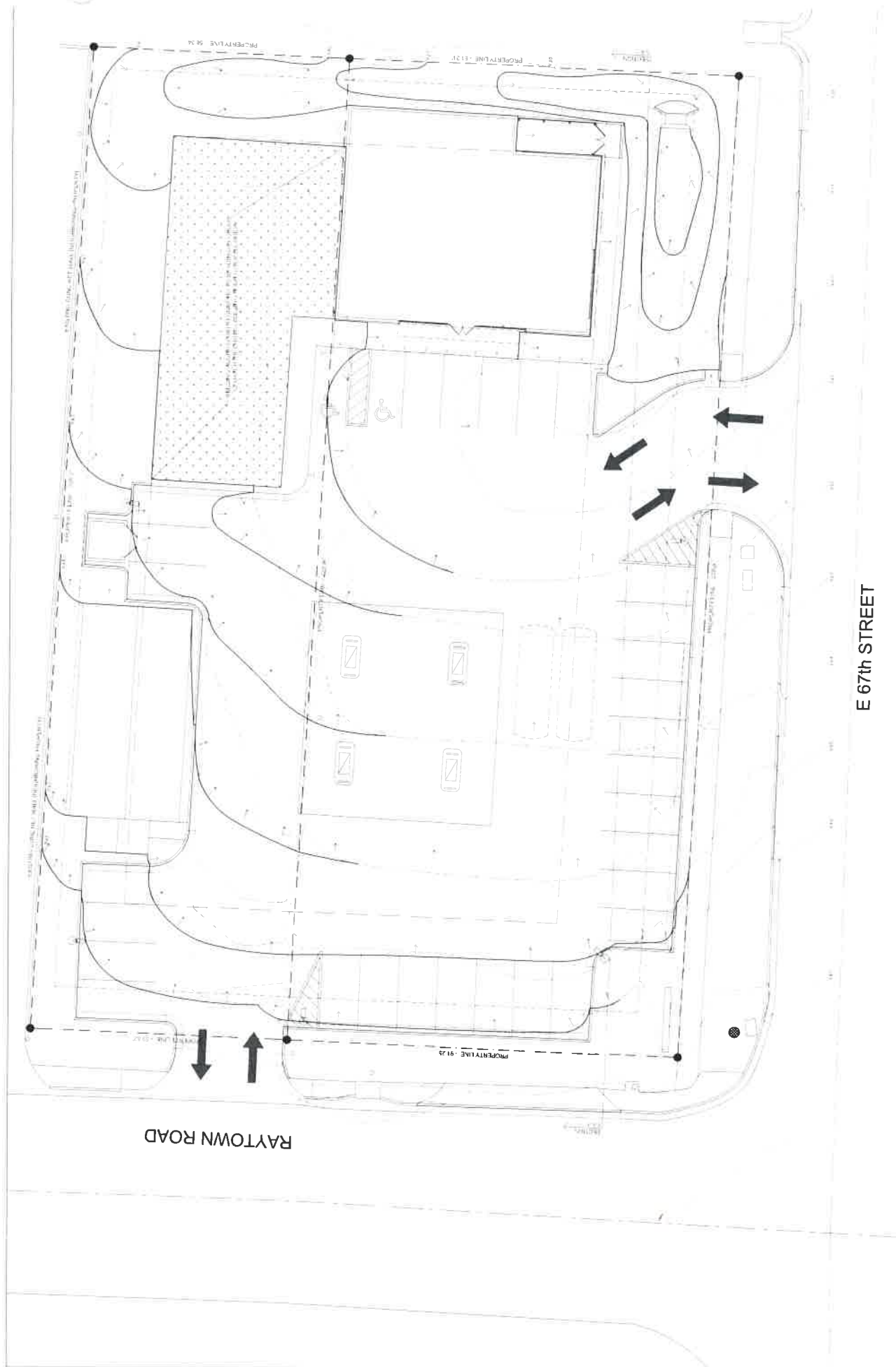


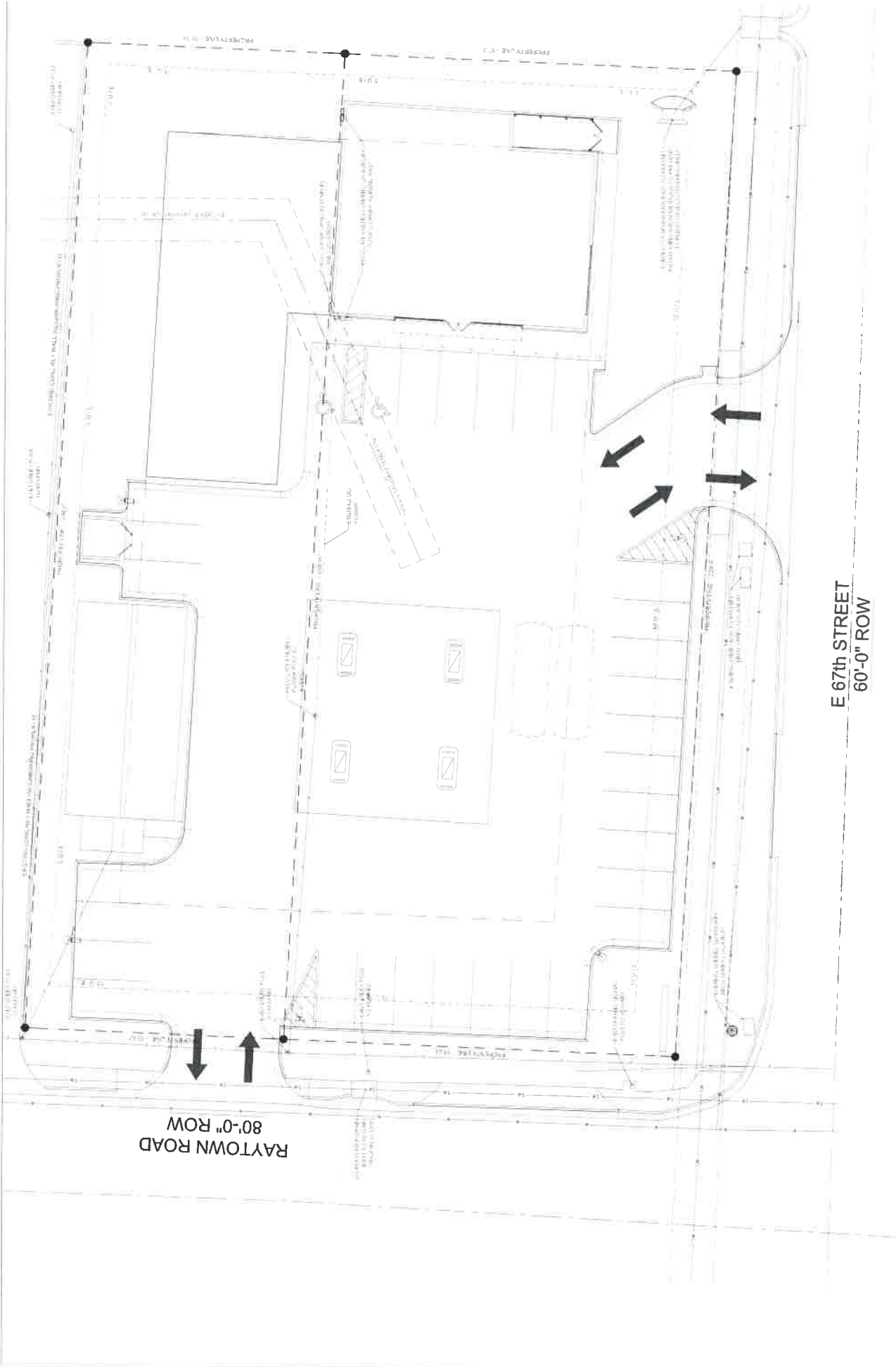
6 TYP SIDEWALK DETAIL

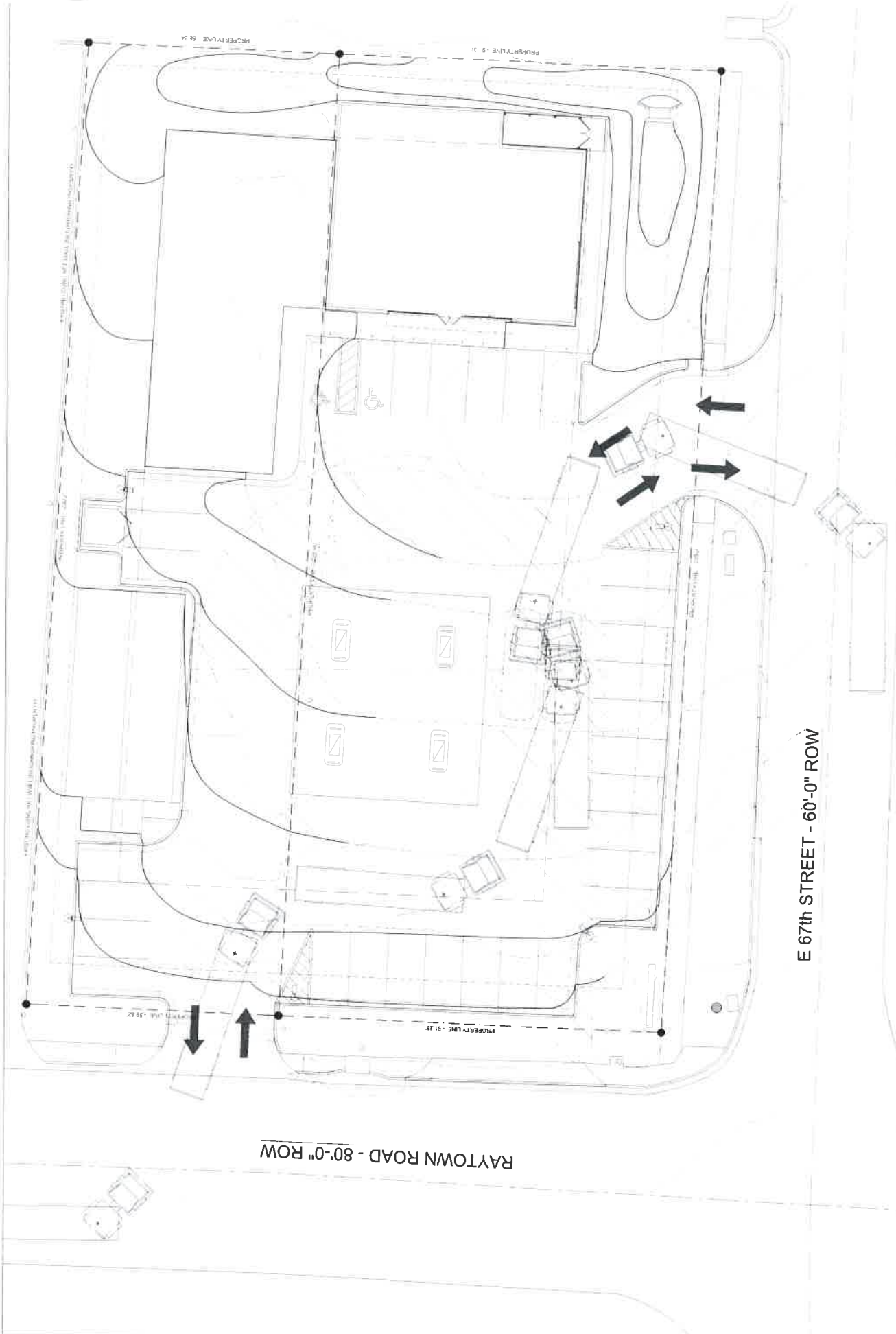


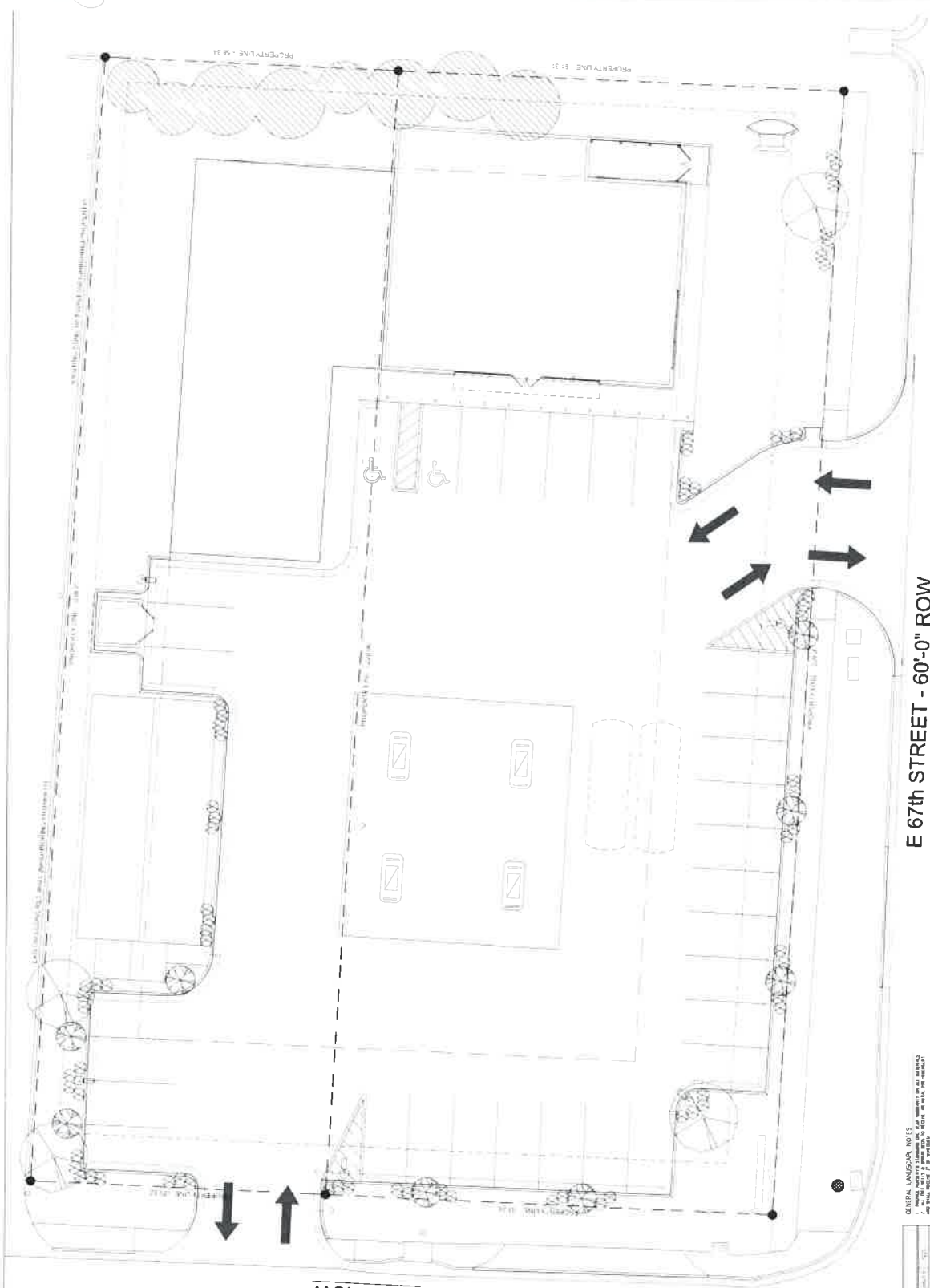
1 SITE PLAN







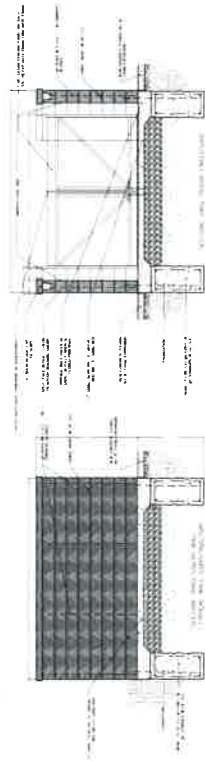
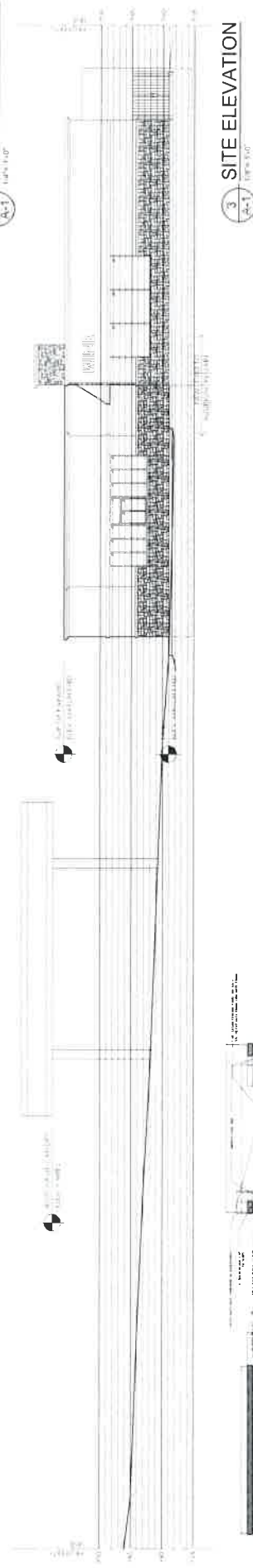
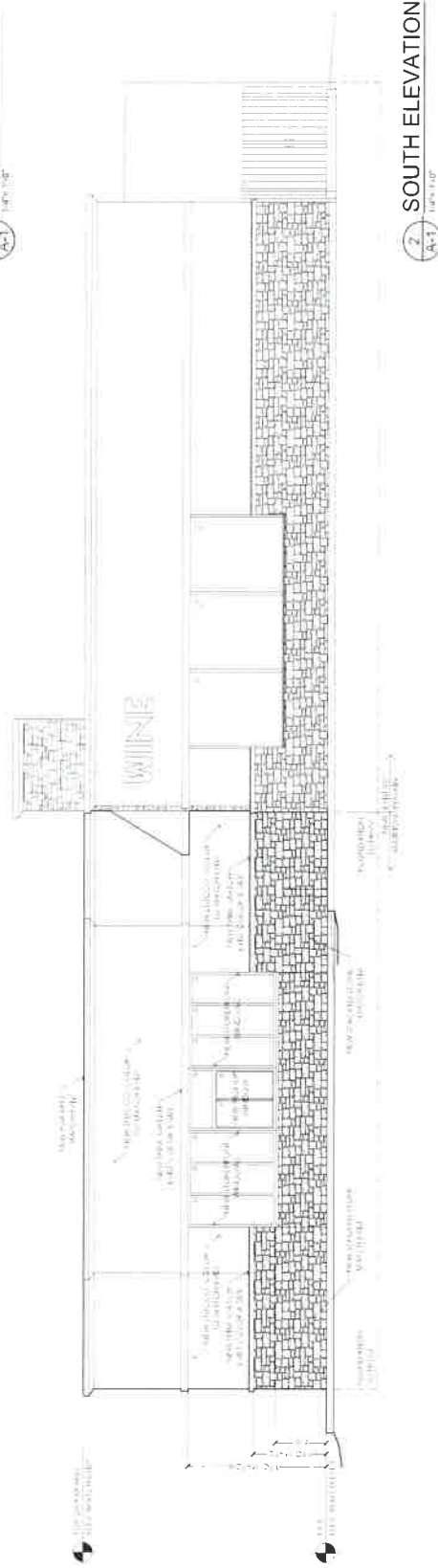
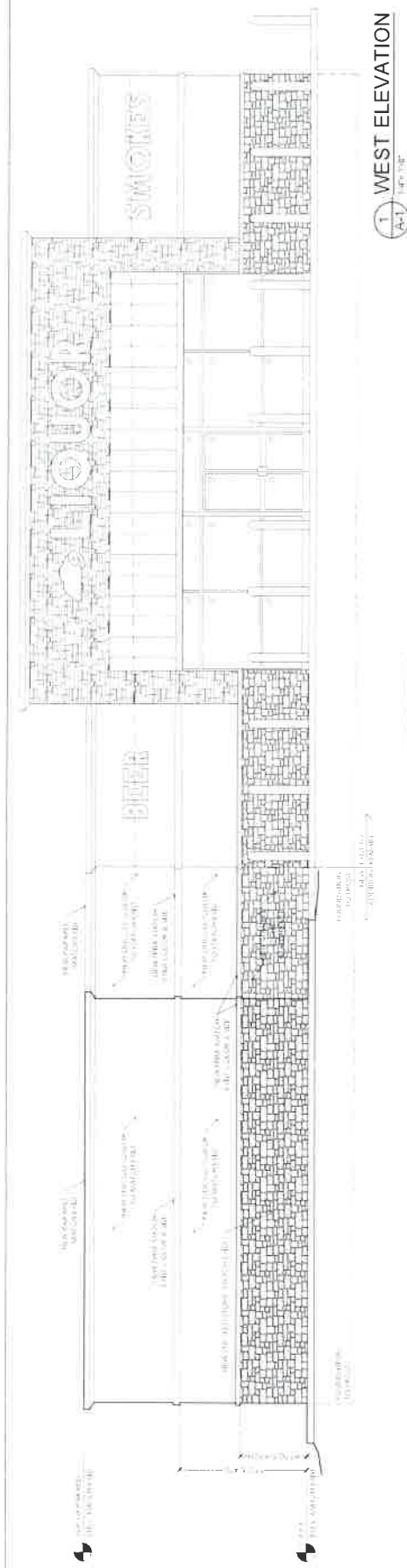




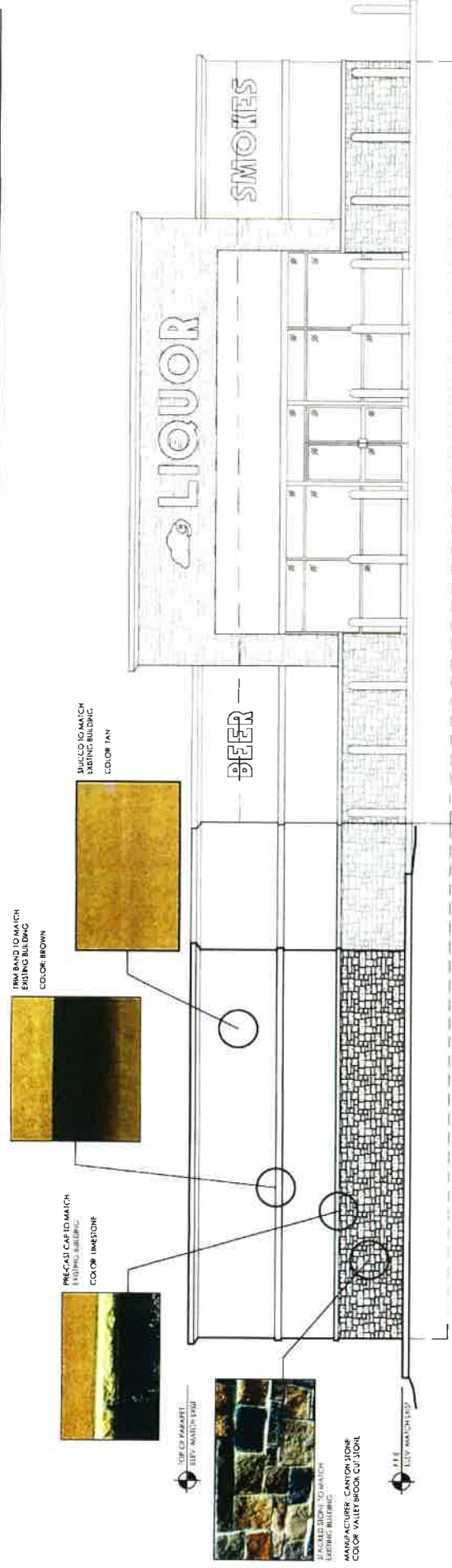
GENERAL LANDSCAPE NOTES

1. THE PROPOSED LANDSCAPE DESIGN WOULD BE AN INTEGRAL PART OF THE PROJECT AND NOT AN AFTER-THOUGHT ADDITION.
2. THE DESIGN SHOULD BE AESTHETICALLY PLEASING AND FUNCTIONAL, PROVIDING A SENSE OF PLACE AND COMMUNITY.
3. THE DESIGN SHOULD BE SUSTAINABLE, USING NATURAL MATERIALS AND PLANTS THAT ARE ADAPTED TO THE LOCAL CLIMATE AND SOILS.
4. THE DESIGN SHOULD BE FLEXIBLE, ALLOWING FOR FUTURE DEVELOPMENT AND CHANGES.
5. THE DESIGN SHOULD BE COST-EFFECTIVE, WITHIN THE BUDGET OF THE PROJECT.
6. THE DESIGN SHOULD BE EASY TO MAINTAIN AND MANAGE.
7. THE DESIGN SHOULD BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
8. THE DESIGN SHOULD BE A REFLECTION OF THE PROJECT'S VALUES AND MISSION.
9. THE DESIGN SHOULD BE A SOURCE OF INSPIRATION AND PRIDE FOR THE COMMUNITY.
10. THE DESIGN SHOULD BE A PART OF THE PROJECT'S LEGACY.

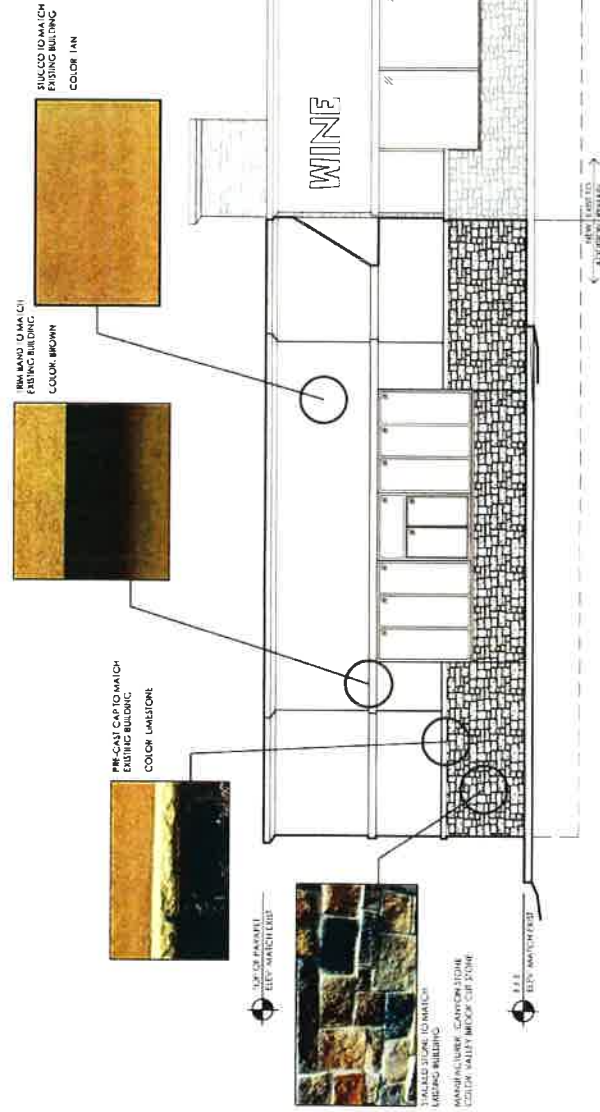
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Public Works Department

10000 East 59th Street
Raytown, Missouri 64133
(816) 737-6012
www.raytown.mo.us



To: Community Development Dept.
From: Public Works Department
Date: June 25, 2021
Re: Cloud 9 Fuel Sales & Retail Store Expansion

The Public Works Department has reviewed the above-mentioned plans with the following comments.

Sheet AS-1, Site Plan, dated June 16, 2021:

- Scope of Work & Plan Note #5 – states 8" reinforced concrete approach slab, but our standard is 8" without steel, rebar, or wire mesh.
- Scope of Work & Plan Note #14 – states 4" reinforced concrete sidewalk, but our standard is 4" without steel, rebar, or wire mesh.
- Have these plans been submitted to Evergy to relocate their facilities?
- How will the existing private sanitary sewer service lines be dealt with? The proposed retail addition may be built on top of them? We can supply the old private sewer as-builts if needed.

Sheet AS-2, Utility Plan:

- Have these plans been submitted to Evergy to relocate their facilities?
- How will the existing private sanitary sewer service lines be dealt with? The proposed retail addition may be built on top of them? We can supply the old private sewer as-builts if needed.

If you have any questions, please call me at 816-737-6067 or e-mail jasonh@raytown.mo.us.

Sincerely,
Jason M. Hanson, City Engineer

July 11, 2016

Mr. Jim Sullivan
Sullivan Palmer Architects
8621 Johnson Drive
Merriam, KS 66202

Re: Traffic Impact – 10014 East 67th Street, Raytown, MO

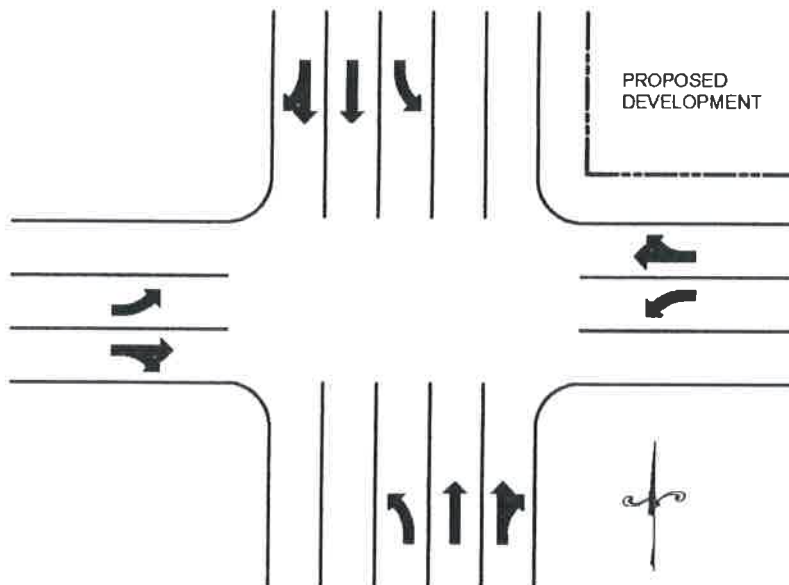
Dear Mr. Sullivan:

This report will address traffic information for the above referenced site and surrounding area as required by the City of Raytown for your permit application. The Traffic Impact Study Policy adopted by the Raytown Planning and Zoning Commission on June 15, 2000 will be used to evaluate the anticipated traffic generated by the facility. This report will conform to Level B of the Traffic Impact Study Policy and is a follow up to my letter of May 10 which constituted Level A of the Policy.

- 1) A traffic count at the intersection of Raytown Road and 67th Street was conducted on the afternoon of Wednesday July 6, 2016. Not being on a holiday or the day before or after a three day weekend, one can conclude that the traffic volume is representative of a typical weekday afternoon. Weather conditions were sunny with the temperature in the low 90's. The study was conducted between the hours of 4:00 PM and 6:00 PM and was broken down in 15 minute increments. Based on the total volume of traffic in any direction, the peak hour was determined to be between 4:30 and 5:30 with a total count of 1777 vehicles. Total counts for each of the 15 minute intervals were as follows:

4:00 – 4:15	404
4:15 – 4:30	410
4:30 – 4:45	426
4:45 – 5:00	422
5:00 – 5:15	483
5:15 – 5:30	446
5:30 – 5:45	396
5:45 – 6:00	437

The intersection consists of two lanes northbound and southbound for Raytown Road with a dedicated left turn lane in each direction. 67th Street consists of one lane eastbound and westbound with a dedicated left turn lane in each direction. The intersection is graphically represented in the following diagram.



Raytown Road & 67th Street

The observed traffic pattern during the peak hour was as follows:

Southbound Raytown Road		
Straight Through		648
Right to Westbound 67 th Street		15
Left to Eastbound 67 th Street		67
Northbound Raytown Road		
Straight Through		465
Right to Eastbound 67 th Street		163
Left to Westbound 67 th Street		11
Eastbound 67 th Street		
Straight Through		93
Right to Southbound Raytown Road		34
Left to Northbound Raytown Road		26
Westbound 67 th Street		
Straight Through		46
Right to Northbound Raytown Road		29
Left to Southbound Raytown Road		180

As can be seen, traffic onto eastbound 67th Street from Raytown Road is approximately 13% of the total and traffic to southbound Raytown Road from westbound 67th Street is approximately 10% of the total. Right turns from northbound Raytown Road to eastbound 67th Street average 2.71 vehicles per minute and left turns from westbound 67th Street to southbound Raytown Road average 3.0 vehicles per minute.

- 2) From the Level A report, the peak hour traffic is estimated to be 109 vehicle trips or 55 vehicles. Based on the percentages of traffic flow in each direction, it is anticipated that 37 vehicles would enter the development from the south side driveway and the remaining 18 vehicles would enter from the west side driveway. The same number of vehicles would leave the site from the same driveways and resume their original directions of travel. Tanker trucks entering the site for re-fueling would likely use both driveways due to the limited amount of room available for maneuvering. It is recommended that refueling not take place during peak hours. There is a “No Trucks Over 24,000 LBS GVW” sign at the south side of 67th Street immediately east of the intersection. It is recommended that this sign be moved east approximately one block.
- 3) Referencing Chapter 7 of the Raytown Comprehensive Plan dated 2/26/08, the proposed development is within a segment of Raytown Road that has been identified as overloaded in terms of traffic volume. Volume vs. capacity will be determined using the 2000 edition of the Highway Capacity Manual. From Chapter 16, the base saturation flow rate is 1900 vehicles per hour per lane which is then subject to various adjustment factors. Lane widths are 10’ at this intersection with the adjustment used = $1 + ((10-12)/30) = 0.933$. The number of heavy vehicles observed was almost negligible so that factor will be taken as 1.0. The grade at Raytown Road averages approximately 2% in the southbound lanes and 5% in the northbound lanes. The adjustment factor for the southbound lanes is $1 - (2/200) = 0.99$ and for the northbound lanes is $1 - (5/200) = 0.975$. There is no parking at Raytown Road or 67th Street and there are no bus stops. The type of area is not CBD and the lane utilization observed was effectively equal. The adjustment factors for these conditions will be 1.0. For 67th Street, right turns are made from the straight through lane and for Raytown Road, right turns are made from the right non-exclusive lane. Left turns are made from exclusive lanes that are protected and permitted. The right turn factors are $1.0 - (0.15 \times 0.02) = 0.997$ for southbound Raytown Road, $1.0 - (0.15 \times 0.255) = 0.962$ for northbound Raytown Road, $1.0 - (0.15 \times 0.222) = 0.967$ for eastbound 67th Street, and $1.0 - (0.15 \times 0.114) = 0.983$ for westbound 67th Street. The left turn factor for all conditions is 0.95. Pedestrian and bicycle traffic was virtually nonexistent during the observed period so the adjustment factor will be taken as 1.0. Using the factors previously described, the adjusted lane capacities are as follows:

Southbound Raytown Road Right Lane – $1900 \times 0.933 \times 0.99 \times 0.997 = 1750$

Southbound Raytown Road Center Lane – $1900 \times 0.933 \times 0.99 = 1755$

Southbound Raytown Road Left Lane – $1900 \times 0.933 \times 0.99 \times 0.95 = 1667$

Northbound Raytown Road Right Lane – $1900 \times 0.933 \times 0.975 \times 0.962 = 1663$
 Northbound Raytown Road Center Lane – $1900 \times 0.933 \times 0.975 = 1728$
 Northbound Raytown Road Left Lane – $1900 \times 0.933 \times 0.975 \times 0.95 = 1642$
 Westbound 67th Street Right Lane – $1900 \times 0.933 \times 0.983 = 1742$
 Westbound 67th Street Left Lane – $1900 \times 0.933 \times 0.95 = 1684$
 Eastbound 67th Street Right Lane – $1900 \times 0.933 \times 0.967 = 1714$
 Eastbound 67th Street Left Lane – $1900 \times 0.933 \times 0.95 = 1684$

The amount of green time and cycle lengths were not observed but generally the signals for Raytown Road were green longer than for 67th Street which includes times where no traffic was coming through the intersection. Using an estimated cycle length of 120 seconds and green times of 72 seconds for Raytown Road and 36 seconds for 67th Street (not including left turn greens) the volume to capacity ratios for each lane are:

Southbound Raytown Road Right Lane – $320 \times 120 / (1750 \times 72) = 0.305$
 Southbound Raytown Road Center Lane – $328 \times 120 / (1755 \times 72) = 0.311$
 Southbound Raytown Road Left Lane – $67 \times 120 / (1667 \times 72) = 0.067$
 Northbound Raytown Road Right Lane – $401 \times 120 / (1663 \times 72) = 0.402$
 Northbound Raytown Road Center Lane – $227 \times 120 / (1728 \times 72) = 0.219$
 Northbound Raytown Road Left Lane – $11 \times 120 / (1642 \times 72) = 0.022$
 Westbound 67th Street Right Lane – $75 \times 120 / (1742 \times 36) = 0.144$
 Westbound 67th Street Left Lane – $180 \times 120 / (1684 \times 36) = 0.356$
 Eastbound 67th Street Right Lane – $127 \times 120 / (1714 \times 36) = 0.247$
 Eastbound 67th Street Left Lane – $26 \times 120 / (1684 \times 36) = 0.051$

In order to determine level of service, delay must be calculated. $d = d_1(PF) + d_2 + d_3$ where d_1 = uniform delay = $(0.5 \times C \times (1 - (g/C))^2) / (1 - (X \times (g/C)))$ where C = cycle length, g = green time, and $X = v/c$ calculated above. PF = progression adjustment factor = 0.576 for Raytown Road and 0.986 for 67th Street using estimated arrival type 4. d_2 = incremental delay = $900 \times T \times ((X - 1) + \text{SQRT}((X - 1) + ((8 \times k \times l \times X) / (c \times T))))$ where T = duration of analysis period, $X = v/c$ calculated above, k = incremental delay factor, l = upstream filtering / metering adjustment, and c = lane group capacity. d_3 = queue delay which will be taken as 0.

Southbound Raytown Road Right Lane $d_1 = (0.5 \times 120 \times (1 - (72/120))^2) / (1 - (0.305 \times (72/120))) = 11.75$
 Southbound Raytown Road Center Lane $d_1 = (0.5 \times 120 \times (1 - (72/120))^2) / (1 - (0.311 \times (72/120))) = 11.80$
 Southbound Raytown Road Left Lane $d_1 = (0.5 \times 120 \times (1 - (72/120))^2) / (1 - (0.067 \times (72/120))) = 10.00$
 Northbound Raytown Road Right Lane $d_1 = (0.5 \times 120 \times (1 - (72/120))^2) / (1 - (0.402 \times (72/120))) = 12.65$

$$\text{Northbound Raytown Road Center Lane } d_1 = (0.5 \times 120 \times (1 - (72/120))^2) / (1 - (0.219 \times (72/120))) = 11.05$$

$$\text{Northbound Raytown Road Left Lane } d_1 = (0.5 \times 120 \times (1 - (72/120))^2) / (1 - (0.022 \times (72/120))) = 9.73$$

$$\text{Westbound 67}^{\text{th}} \text{ Street Right Lane } d_1 = (0.5 \times 120 \times (1 - (36/120))^2) / (1 - (0.144 \times (36/120))) = 30.73$$

$$\text{Westbound 67}^{\text{th}} \text{ Street Left Lane } d_1 = (0.5 \times 120 \times (1 - (36/120))^2) / (1 - (0.356 \times (36/120))) = 32.92$$

$$\text{Eastbound 67}^{\text{th}} \text{ Street Right Lane } d_1 = (0.5 \times 120 \times (1 - (36/120))^2) / (1 - (0.247 \times (36/120))) = 31.75$$

$$\text{Eastbound 67}^{\text{th}} \text{ Street Left Lane } d_1 = (0.5 \times 120 \times (1 - (36/120))^2) / (1 - (0.051 \times (36/120))) = 29.86$$

$$\text{Southbound Raytown Road Right Lane } d_2 = 900 \times 1.0 \times ((0.305 - 1) + \text{SQRT}((0.305 - 1)^2 + ((8 \times 0.04 \times 1.0 \times 0.305) / (1750 \times 1.0)))) = 0.036$$

$$\text{Southbound Raytown Road Center Lane } d_2 = 900 \times 1.0 \times ((0.311 - 1) + \text{SQRT}((0.311 - 1)^2 + ((8 \times 0.04 \times 1.0 \times 0.311) / (1755 \times 1.0)))) = 0.037$$

$$\text{Southbound Raytown Road Left Lane } d_2 = 900 \times 1.0 \times ((0.067 - 1) + \text{SQRT}((0.067 - 1)^2 + ((8 \times 0.04 \times 1.0 \times 0.067) / (1667 \times 1.0)))) = 0.006$$

$$\text{Northbound Raytown Road Right Lane } d_2 = 900 \times 1.0 \times ((0.402 - 1) + \text{SQRT}((0.402 - 1)^2 + ((8 \times 0.04 \times 1.0 \times 0.402) / (1663 \times 1.0)))) = 0.058$$

$$\text{Northbound Raytown Road Center Lane } d_2 = 900 \times 1.0 \times ((0.219 - 1) + \text{SQRT}((0.219 - 1)^2 + ((8 \times 0.04 \times 1.0 \times 0.219) / (1728 \times 1.0)))) = 0.023$$

$$\text{Northbound Raytown Road Left Lane } d_2 = 900 \times 1.0 \times ((0.022 - 1) + \text{SQRT}((0.022 - 1)^2 + ((8 \times 0.04 \times 1.0 \times 0.022) / (1642 \times 1.0)))) = 0.002$$

$$\text{Westbound 67}^{\text{th}} \text{ Street Right Lane } d_2 = 900 \times 1.0 \times ((0.144 - 1) + \text{SQRT}((0.144 - 1)^2 + ((8 \times 0.04 \times 1.0 \times 0.144) / (1742 \times 1.0)))) = 0.014$$

$$\text{Westbound 67}^{\text{th}} \text{ Street Left Lane } d_2 = 900 \times 1.0 \times ((0.356 - 1) + \text{SQRT}((0.356 - 1)^2 + ((8 \times 0.04 \times 1.0 \times 0.356) / (1684 \times 1.0)))) = 0.047$$

$$\text{Eastbound 67}^{\text{th}} \text{ Street Right Lane } d_2 = 900 \times 1.0 \times ((0.247 - 1) + \text{SQRT}((0.247 - 1)^2 + ((8 \times 0.04 \times 1.0 \times 0.247) / (1714 \times 1.0)))) = 0.028$$

$$\text{Eastbound 67}^{\text{th}} \text{ Street Left Lane } d_2 = 900 \times 1.0 \times ((0.051 - 1) + \text{SQRT}((0.051 - 1)^2 + ((8 \times 0.04 \times 1.0 \times 0.051) / (1684 \times 1.0)))) = 0.005$$

$$\text{Southbound Raytown Road Right Lane } d = (11.75 \times .576) + 0.036 + 0 = 6.804$$

$$\text{Southbound Raytown Road Center Lane } d = (11.80 \times .576) + 0.037 + 0 = 6.834$$

$$\text{Southbound Raytown Road Left Lane } d = (10.00 \times .576) + 0.006 + 0 = 5.766$$

$$\text{Northbound Raytown Road Right Lane } d = (12.65 \times .576) + 0.058 + 0 = 7.344$$

$$\text{Northbound Raytown Road Center Lane } d = (11.05 \times .576) + 0.023 + 0 = 6.388$$

$$\text{Northbound Raytown Road Left Lane } d = (9.73 \times .576) + 0.002 + 0 = 5.606$$

$$\text{Westbound 67}^{\text{th}} \text{ Street Right Lane } d = (30.73 \times .986) + 0.014 + 0 = 30.314$$

$$\text{Westbound 67}^{\text{th}} \text{ Street Left Lane } d = (32.92 \times .986) + 0.047 + 0 = 32.506$$

$$\text{Eastbound 67}^{\text{th}} \text{ Street Right Lane } d = (31.75 \times .986) + 0.028 + 0 = 31.334$$

Eastbound 67th Street Left Lane $d = (29.86 \times .986) + 0.005 + 0 = 29.447$

Using Exhibit 16-2 of the Highway Capacity Manual (2000), the Level of Service (LOS) for Raytown Road = A and the LOS for 67th Street = C.

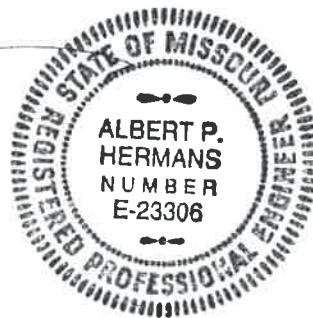
- 4) It is anticipated that the development will generate very few trips that are not already part of a previously initiated trip, especially during peak hours. Vehicles entering the development will likely stop for gas and / or convenience items as part of a trip to or from home or work. As such, the level of service will be minimally affected and will remain as determined in item number 3.
- 5) Existing conditions do not allow for any significant geometric changes to the adjacent roadways. The location of the existing left turn lane at westbound 67th Street precludes creation of a left turn lane onto the development site. The most significant change involves removal of two of the three existing driveways at 67th Street. The remaining driveway should have the lazy back curb removed as part of the driveway re-configuration.
- 6) According to information provided by the Public Works Department, 67th Street was overlaid in 2003 and Raytown Road was overlaid in 2011. The pavement at 67th Street is showing some deterioration in the form of cracks running both laterally and longitudinally. The pavement at Raytown Road is showing some longitudinal cracking but appears to be in much better shape than that at 67th Street. The curbs immediately adjacent to the proposed development are in good shape visually and should not require maintenance at this time. Public Works will require installation of a sidewalk at 67th Street along the length of the property.

If you have any questions, please call.

Yours truly,



Albert Hermans, P.E.



Chris Gilbert

From: mark@sullivanpalmer.com
Sent: Monday, June 21, 2021 10:43 AM
To: Chris Gilbert; Jason Hanson
Cc: sameer vishnani
Subject: Updated Site plan
Attachments: 3_SITE.pdf

Hello Chris & Jason,

We wanted to pass along a few changes to the site plan for the Cloud 9 CUP. Chris and I discussed the changes over the phone this morning and it was recommended that we pass along our design.

Changes:

- ✓ • We reduced the building addition footprint in order to stay under the 5000 sf limit set by the the fire department amendment to the code for automatic sprinkler systems requirements. We reduced the front of the building facing Raytown road so it only extend out 16' rather than 40' as previously proposed. This made room for another parking space between the addition and the existing office building while maintaining a sidewalk that still aligns with the parking spaces in front of the existing Cloud 9 building.
- ✓ • We also wanted to maximize the entry off Raytown rd to 30' as well as create as much of a buffer between the existing office building and the drive aisles. So the updated plan shows the new curb cut at 30' while still maintaining proper flow around the site. The cars will need to veer slightly to the right after the office space in order to get into the lane to turn out onto Raytown Rd. We also propose bollards, as Chris suggested, on the nw & ne of the existing power pole on the south side of the entry. The entry lane off Raytown still aligns with the fuel canopy.

Please take a look and let us know if you have any questions, comments or concerns. We look forward to your feedback. Thank you

Respectfully,

Mark W. Murdick

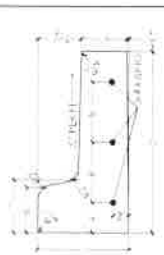
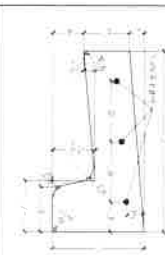
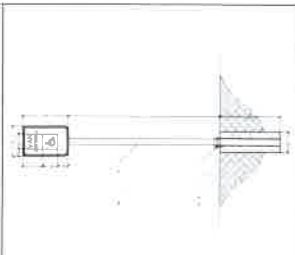
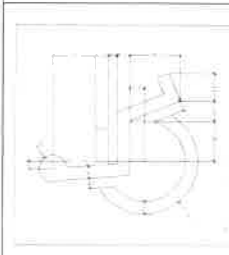
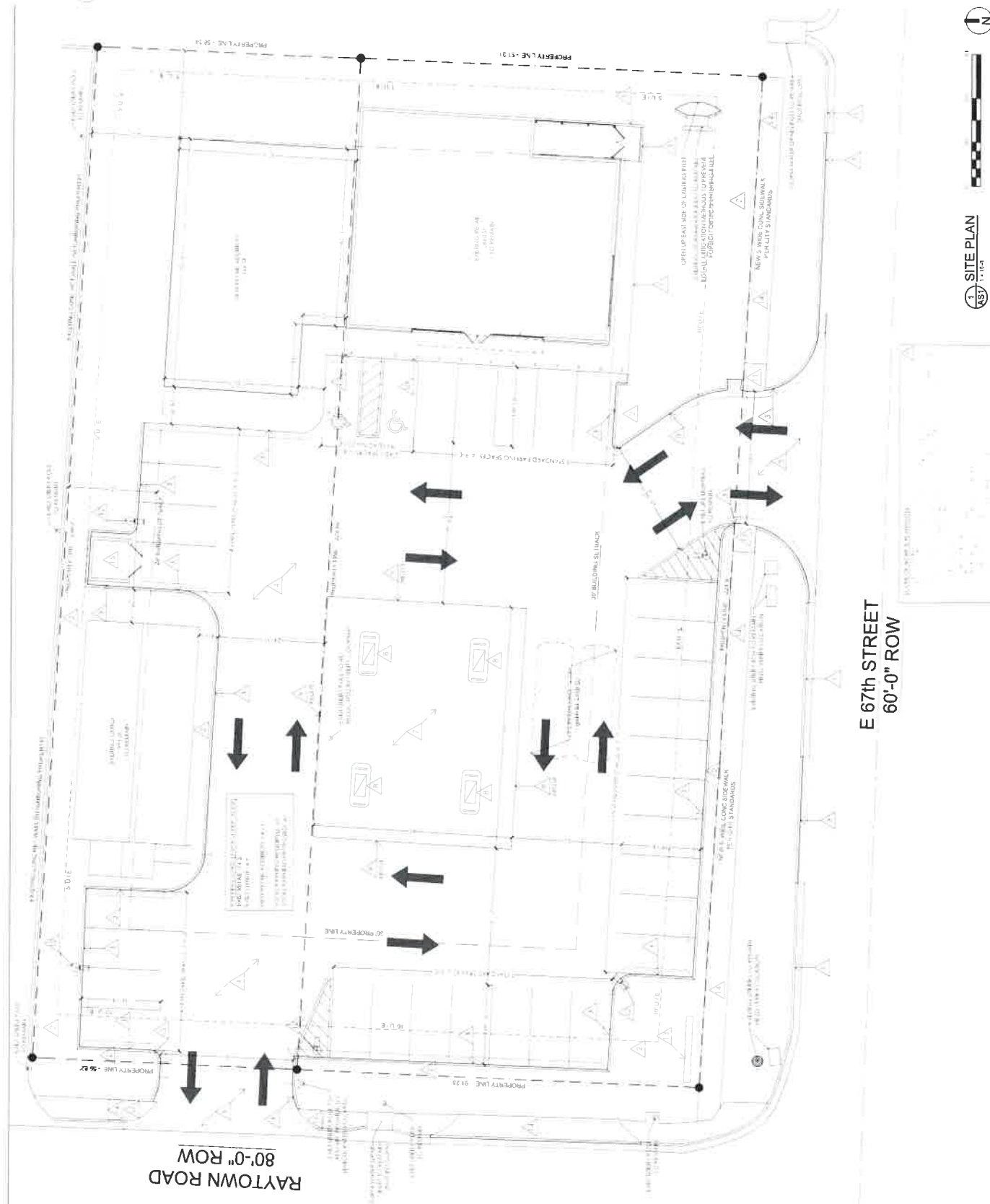
Architectural Designer

Sullivan Palmer Architects || Merriam

O: 913.888.8540 ext. 3

M: 816.256.7227





2016 PC STAFF REPORT

STAFF REPORT

To: The City of Raytown Planning and Zoning Commission
FROM: The Community Development Department
DATE: AUGUST 4, 2016
Subject: Agenda Item No. 5. A: Application for conditional use permit for a fueling station at 6709 Raytown Road.

BACKGROUND INFORMATION:

James Sullivan with Sullivan Palmer Architects on behalf of Aim Investments, LLC, is seeking approval of a conditional use permit application that proposes to allow a vehicle fueling station at 6709 Raytown Road, which is on the northeast corner of Raytown Road and 67th Street. The subject property is owned by Aim Investments, LLC.

The applicant is seeking the conditional use permit as they want to tear down the existing building at 6709 Raytown Road and install eight gas pumps and construct a canopy on the property. The applicant also owns the adjoining property to the east of the subject property. The existing building on the abutting property to the east would be remodeled into a convenience store. The applicant has submitted a final plan to combine these two lots into one lot, which is agenda item 5.B.



FACTORS TO BE CONSIDERED:

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

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

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

East: A dental office is located to the east and is zoned Neighborhood Commercial (NC).

West: Raytown Road abuts the west side of the property. Offices are located on the west side of Raytown Road and are zoned Neighborhood Commercial (NC).

South: 67th Street is located along the south side of the property. A commercial property with offices and a restaurant is located on the south side of 67th Street which is zoned Neighborhood Commercial (NC).

North: An office is located on the north side of the subject property which is zoned Neighborhood Commercial (NC). Further north are additional commercial uses which are zoned Neighborhood Commercial (NC).

2. Conservation of property values.

The proposed use, if approved, will occupy a currently vacant property as well as the adjoining property to the east. The property at 6709 Raytown Road was originally developed as a restaurant while the property to the east has previously been used as a dry-cleaner and more recently as a church. Both properties have been vacant for several years.

3. Protection against fire and casualties.

Construction of the gas pumps and canopy will require submittal of construction and engineering plans which will be reviewed by city staff for compliance with the city's adopted construction codes. In addition, prior to occupying the property, the applicant will be required to obtain a Use Permit from the Development and Public Affairs Department. As part of review and approval of the Use Permit, the buildings and property will be inspected by the City's Building Official and Property Code Enforcement Officer as well as by the Fire Marshall from the Raytown Fire Protection District to ensure compliance with the applicable life safety codes contained in the city and fire district's adopted Building and Fire Codes as well as the city's Property Maintenance Code.

4. Observation of general police regulations.

It does not appear that the proposed vehicle fueling station will violate any general police regulations.

5. Prevention of traffic congestion.

The subject property is located at the intersection of Raytown Road and E 67th Street. As such, it is important to prevent congestion from vehicles entering and exiting the property. To alleviate this concern the three driveways currently along 67th St will be consolidated into one driveway large enough to allow two-way traffic, and will be placed further back from the intersection.

Update August 4th, 2016: After receiving the completed traffic impact analysis from the applicant, the Public Works department has determined that the traffic generated by the business will not add significant traffic congestion to the intersection at 67th St. and Raytown Rd. However, due to the proximity of the drive along Raytown Rd. to the intersection, and in order to increase traffic safety for customers entering and exiting the property, Public Works recommends that the approach to the applicant property on Raytown Rd be labeled as right-in, right-out only. This will prevent vehicles from turning left onto Raytown Rd. while exiting the property, and also will similarly prevent vehicles from using the left turn lane on southbound Raytown Rd. to enter the property.

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

As stated above, the three driveways along 67th St. will be reduced down to one driveway large enough to allow two-way traffic. This will provide a reduced number of entrances and exits for vehicles, providing fewer opportunities for incidents of vehicles crossing into or out of traffic.

Update August 4th, 2016: As stated above, the Public Works department, after reviewing the completed traffic impact analysis, recommends that the driveway approach along Raytown Rd. be clearly marked and identified as right-in, right-out only. This will help promote traffic safety and the orderly parking of motor vehicles.

7. Promotion of the safety of individuals and property.

As previously described, if the application is approved, prior to opening for business city code requires that the applicant obtain a Use Permit from the Development and Public Affairs Department. As part of the review and approval of the Use Permit application, the buildings and property will be inspected by the City's Building Official and Property Code Enforcement Officer as well as by the Fire Marshall with the Raytown Fire Protection District to ensure compliance with the applicable life safety codes contained in the city and fire district's adopted building and fire codes.

8. Provision for adequate light and air.

There is a proposed canopy to be built over the fuel pumps as part of the proposed conditional use. This will not have any negative impact on the provision for adequate light and air for any neighboring properties.

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

The proposed fuel pumps and canopy will sit on the opposite end of the lot, away from the convenience store. This will provide adequate room for parking and vehicle traffic, in addition to the consolidated driveways which will provide better traffic and congestion control. As such the proposed use will not provide overcrowding or an excessive land use intensity.

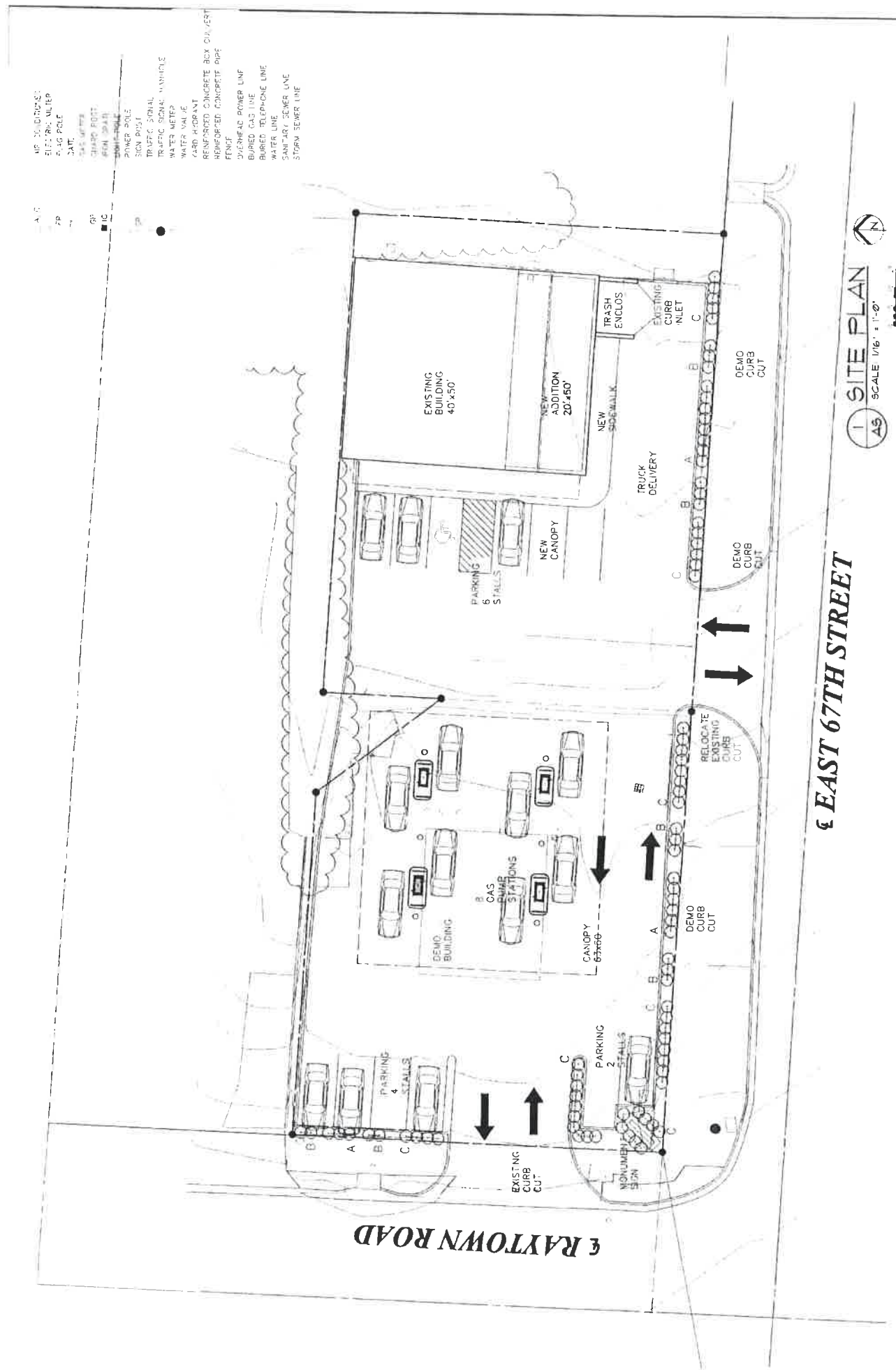
10. Provision for public utilities and schools.
It is not anticipated that the proposed conditional use will have any impact on schools, and all necessary utilities are available to serve the property.
11. Invasion by inappropriate uses.
There are other fuel stations and convenience stores along Raytown Road of similar size. As such, it does not appear that the proposed use will be an invasion of an inappropriate use if the use and property are in compliance with other city codes and regulations.
12. Value, type and character of existing or authorized improvements and land uses.
The building on the property is proposed to be demolished and replaced with four gas pump islands (eight pumps) and a canopy. The site will be regraded and landscaping installed along 67th Street and along Raytown Road. The existing building on the property to the east, which will be combined with the subject property will be renovated and expanded into the convenience store building. Additionally, two of the existing driveways on 67th Street will be removed to improve traffic safety and reduce congestion.
13. Encouragement of improvements and land uses in keeping with overall planning.
In addition to the proposed improvements described above, the following modifications to the proposed plans are recommended by staff:
 - a. The trash enclosure should be rotated so that the gates and opening face the parking lot and not the street in order to enable a trash truck more direct access to the trash container.
 - b. The exterior appearance of the trash enclosure should match the exterior material and color of the building addition.
 - c. Landscaping consisting of shrubs need to be planted along the south and east sides of the trash enclosure to help screen it. As a result, the curb line of the parking lot adjacent to the trash enclosure needs to be changed so that the curb line on the east side of the parking lot aligns with the opening of the trash enclosure, rather than with the back of the trash enclosure.
 - d. The type and size of the shrubs at the time of planting need to be submitted to for review and approval by staff to ensure compliance with the city's adopted landscape standards.
 - e. The parking space located near the monument sign should be removed as it will interfere with traffic movement and circulation on the property.
 - f. Building elevation drawings for the existing building, the proposed building addition and proposed canopy need to be submitted for review and approval.
 - g. The exterior material of the building addition needs to be indicated and match the exterior material and color of the remainder of the building.
14. Provision for orderly and proper renewal, development and growth.
The proposed use is located in an existing commercial area and, if the application is approved in a manner that is consistent with city codes and regulations, the proposed use will allow continued commercial use of the property while providing for the orderly and proper renewal, redevelopment and growth along Raytown Road.

STAFF RECOMMENDATION:

It is the recommendation of staff that the conditional use permit application to operate a fueling station at 6709 Raytown Road be approved subject to the following conditions:

1. The trash enclosure shall be rotated so that the gates and opening face the parking lot and not the street in order to enable a trash truck more direct access to the trash container.
2. The exterior appearance of the trash enclosure shall match the exterior appearance of the building addition.
3. Landscaping consisting of shrubs need to be planted along the south and east sides of the trash enclosure to help screen it. As a result, the curb line of the parking lot adjacent to the trash enclosure is to be changed so that the curb line on the east side of the parking lot aligns with the opening of the trash enclosure, rather than with the back of the trash enclosure.
4. The type and size of the shrubs at the time of planting need to be submitted to for review and approval by staff to ensure compliance with the city's adopted landscape standards.
5. The parking space located near the monument sign shall be removed.
6. Building elevation drawings for the existing building, the proposed building addition and proposed canopy shall be submitted for staff review and approval.
7. The exterior material of the building addition shall be indicated and shall match the exterior material and color of the remainder of the building.
8. The driveway approach on Raytown Rd. will be clearly marked and identified as right-in, right-out only.
9. The applicant will construct an eight (8) foot sidewalk along the property abutting 67th St.
10. The applicant shall submit three copies of the revised site plan for staff review of changes approved by the Planning and Zoning Commission.

ORIGINAL SITE PLAN PROPOSAL FROM 2016 APPLICATION



AGENDA
CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING

August 4, 2016
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

7:00 pm

1. Welcome by Chairperson

Tommy Bettis, Vice Chair, served as the Chairman in Kevin Wilson's absence.

2. Call meeting to order and Roll Call.

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

Also Present: Ray Haydaripoor, Acting Director of Development and Public Affairs, Scott Peterson, Permit Technician, June Van Loo, Permit Technician, Andy Boyd, Building Official, Ron Williamson, Planning Consultant, George Kapke, City Attorney.

3. Approval of minutes – May 12, 2016 meeting

- a. Revisions- None
- b. Motion- Mr. Lightfoot made a motion to approve the minutes.
- c. Second- Mr. Robinson seconded Mr. Lightfoot's motion.
- d. Additional Board Discussion- None.
- e. Vote- Motion passed 4-0, with Mr. Bettis and Ms. Hartwell abstaining.

4. Old Business – None

5. New Business:

A. Application: Application for conditional use permit for a fueling station at 6709 Raytown Road in Raytown, MO.

Case No.: PZ-2016-006

Applicant: Aim Investments, LLC

1. Introduction of Application by Chair- Mr. Bettis introduced the application.
2. Open Public Hearing- Mr. Bettis opened the public hearing.
3. Explain Procedure for a Public Hearing and swear-in speakers- Mr. Kapke swore in those wishing to speak on the application.
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper.
 - c. Public Hearing Notices mailed to property owners within 185-feet of subject property

- d. City of Raytown Zoning Ordinance, as amended
- e. City of Raytown Comprehensive Plan
- f. Staff Report on application for May 12, 2016 Planning & Zoning Commission meeting
- g. Traffic Impact Analysis

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

Mr. Meyers stated that he had had some exparte' communication and that it would not impact his decision.

6. Introduction of Application by Staff-

Mr. Peterson introduced the application to the Commission. The applicant had previously been through the Planning and Zoning Commission on May 12th, 2016, and was recommended approval for a Conditional Use Permit to operate a fueling station at 6709 Raytown Rd. The Board of Aldermen requested that a Traffic Impact Analysis be completed and that the application go back to the Planning and Zoning Commission and Board of Aldermen upon completion of the Traffic Impact Analysis.

Mr. Peterson stated the applicant has revised their site plan to meet the previous Staff recommendations, and that Staff had one additional recommendation in light of the results of the Traffic Impact Analysis.

7. Presentation of Application by Applicant-

Jim Sullivan, of Sullivan Palmer Architects, presented the application on behalf of the applicant. Mr. Sullivan provided an update to the Traffic Impact Analysis, and stated that the applicant agreed with the recommendation that the driveway entrance onto Raytown Rd be labeled as right-in, right-out only.

Discussion included the frequency and hour of deliveries of fuel to the store, the ability of vehicles to get on the site with right-in, right-out only entry on Raytown Rd, and the safety of the site for vehicles and pedestrians.

8. Request for Public Comment-

Carol Hinesly spoke in opposition of the application. She was worried about the possibility of crime and traffic congestion at that intersection with the construction of the fueling canopy.

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary-

Mr. Sullivan responded to Ms. Hinesly's comments, and felt that the Traffic Impact Analysis showed that there would not be additional traffic generated with construction of the applicant property.

10. Additional Staff Comments and Recommendation-

Staff recommended that the application for a Conditional Use Permit be approved subject to the following conditions:

- a) The trash enclosure shall be rotated so that the gates and opening face the parking lot and not the street in order to enable a trash truck more direct access to the trash container.
- b) The exterior appearance of the trash enclosure shall match the exterior appearance of the building addition.
- c) Landscaping consisting of shrubs need to be planted along the south and east sides of the trash enclosure to help screen it. As a result, the curb line of the parking lot adjacent to the trash enclosure is to be changed so that the curb line on the east side of the parking lot aligns with the opening of the trash enclosure, rather than with the back of the trash enclosure.

- d) The type and size of the shrubs at the time of planting need to be submitted to for review and approval by staff to ensure compliance with the City's adopted landscape standards.
- e) The parking space located near the monument sign shall be removed.
- f) Building elevation drawings for the existing building, the proposed building addition and proposed canopy shall be submitted for staff review and approval.
- g) The exterior material of the building addition shall be indicated and shall match the exterior material and color of the remainder of the building.
- h) The driveway approach on Raytown Rd. will be clearly marked and identified as right-in, right-out only.
- i) The applicant will construct an eight (8) foot sidewalk along the property abutting 67th St.
- j) The applicant shall submit three copies of the revised site plan for staff review of changes approved by the Planning and Zoning Commission.

11. Board Discussion

Mr. Meyers asked for clarification on condition (g), that the building addition shall be required to match the exterior material of the building.

12. Close Public Hearing- Mr. Bettis closed the public hearing.

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

- a. Motion- Mr. Lightfoot made a motion to approve the Conditional Use Permit subject to all Staff recommendations.
- b. Second- Mr. Jimenez seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion passed 5-1.

B. Application: Application for Final Plat Site Plan for the Dollar General located at 9109 E. 63rd Street zoned (NC-P) and Low Density Residential (R-1)

Case No.: PZ-2016-0010

Applicant: Greg Stervinou Construction Company

- 1. Introduction of application.- Mr. Bettis introduced the application to the Commission.
- 2. Open Public Hearing- Due to this being a Final Site Plan a Public Hearing was not necessary.
- 3. Explain Procedure for a Public Hearing and swear-in-speakers- Mr. Kapke swore in those wishing to speak on the application.
- 4. Explanation of any exparte' communication from Commission members regarding the application.- Mr. Lightfoot stated that he had had some exparte' communication in the past, but that it would not affect his decision.
- 5. Introduction of Application by Staff-

Mr. Peterson introduced the application to the Commission. Greg Stervinou is looking to construct a Dollar General at the site located at 9109 E 63rd St. The applicant had previously been before the Planning and Zoning Commission and the Board of Aldermen as part of a rezoning application. The Board of Aldermen approved the rezoning subject to three conditions:

- a) That the site plan comply with the Central Business District (CBD) Design Standards.
- b) That the final site plan be presented for approval to the Planning and Zoning Commission and the Board of Aldermen.
- c) That the retail store be prohibited from selling alcohol.

6. Presentation of Application by Applicant

Ralph Monaco, attorney, and Paul Miller, engineer for Davidson Architecture and Engineering, presented the application on behalf of the application. Mr. Monaco requested an exception to the staff recommendations that the number of parking spaces be added, that the size of the parking lot be reduced, and that the building be moved farther north.

7. Request for Public Comment- N/A.

8. Additional Comment from Applicant, Additional Comment from Applicant, if necessary- N/A

9. Additional Staff Comments and Recommendation

Staff recommended approval of the site plan subject to the following recommendations:

1. The buffer as set out in the NC district shall not be required and the location of the building shall be as determined by the Board of Aldermen.
2. Parking shall be permitted in front of the building.
3. Six additional parking spaces shall be created, or the building size will be reduced, to accommodate the minimum parking standards.
4. The planting area along 63rd Street shall be increased to a minimum of 10 feet.
5. The width of the parking lot shall be reduced from 76 feet to 60 feet.
6. The building shall be moved north to allow more separation between it and the future residences to the south.
7. A front building setback greater than 10 feet shall be permitted.
8. The applicant shall prepare a complete sign package in accordance with the sign regulations and submit it to Staff for review and approval.
9. Replace the Downy Hawthorns along 63rd Street and in the SW corner of the parking lot with a different variety.
10. The applicant shall be responsible for the maintenance and replacement of all landscaping as needed.
11. Add one additional tree to the west side and two to the south side of the building.
12. Revise the site plan as approved by the Planning and Zoning Commission and the Board of Aldermen and submit five copies to Staff for review and approval of the changes.

10. Board Discussion:

Additional discussion included the 9-foot retaining wall that had been in a previous site plan, but had since been removed, the location of the proposed PVC-vinyl privacy fence, and amending certain staff recommendations based on the Applicant's testimony.

11. Close Public Hearing- N/A

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

a. Motion- Mr. Jimenez made a motion to approve the site plan subject to staff recommendations, with the following amendments:

- i. That staff recommendation number 3 be removed.
- ii. That staff recommendation number 5 be amended to state that "The width of the parking lot shall be reduced from 76 feet to 72 feet."
- iii. That staff recommendation number 6 shall be amended to state that "the building shall be moved 2.4 feet north to allow more separation between it and the future residences to the south.

b. Second- Mr. Lightfoot seconded Mr. Jimenez's motion.

c. Additional Board Discussion- None.

d. Vote- Motion passed unanimously 6-0.

6. Other Business- None.

7. Planning Projects Report- None.

8. Set Future Meeting Date – September 1, 2016

9. Adjourn

MINUTES
RAYTOWN BOARD OF ALDERMEN
AUGUST 16, 2016
REGULAR SESSION NO. 33
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Mayor Michael McDonough called the August 16, 2016 Board of Aldermen meeting to order at 7:00 p.m. Alderman Bill Van Buskirk provided the invocation and led the pledge of allegiance.

Roll Call

The roll was called and the attendance was as follows:

Present: Alderman Karen Black, Alderman Josh Greene, Alderman Jim Aziere, Alderman Jason Greene, Alderman Janet Emerson, Alderman Mark Moore, Alderman Steve Meyers, Alderman Bill Van Buskirk, Alderman Eric Teeman
Absent: None

Proclamations and Presentations

★ Proclamation recognizing Liz Kelley-Hansen

Public Comments

Taylor Seedorf, President of the IAFF Local 1730, the Raytown fire fighters and paramedics union, thanked the Board for providing his staff of EMS workers a well-deserved and needed raise last meeting. He also read a statement on behalf of the membership and executive board of IAFF Local 1730 regarding conversations about merging the EMS System with the Raytown Fire District, and the need to provide the necessary funding to create a workable system. The IAFF Local 1730 is calling upon the Board of Aldermen and the Board of the Raytown Fire District to set up meetings to develop a workable proposal to merge the Raytown EMS Department into the Raytown Fire Protection District as soon as it is operationally and fiscally responsible to the citizens.

Communication from the Mayor

None.

Communication from the City Administrator

None.

Committee Reports

Alderman Eric Teeman reported on the Park Board Meeting on August 15, 2016. He also stated that on August 19, 2016 Kenagy Park will host Movies in the Park starting at dusk; The Good Dinosaur will be featured this month. Saturday, August 27, 2016, The Raytown Art and Music Festival will be held from noon to 7:00 p.m. Liverpool, which was the cover band for The Beatles, will be featured.

Alderman Janet Emerson reported the Raytown Chamber has updated its website. There are still tickets available at the Chamber and at Hy-Vee for their Hawaiian Luau for Senior Citizens on September 29, 2016.

Alderman Jason Greene thanked Mark for his communication updates and quick responses to requests for information.

Alderman Bill Van Buskirk reported on the funeral of Former Alderman Steve Mock, and invited people to visit his remains at the Chapel at Floral Hills.

LEGISLATIVE SESSION

1. **CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular August 9, 2016 Board of Aldermen meeting minutes.

R-2898-16: A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF DANIELLE MILES TO THE RAYTOWN PARK BOARD. Point of Contact: Teresa Henry, City Clerk.

R-2899-16: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF DAVID THURMAN TO THE RAYTOWN PARK BOARD. Point of Contact: Teresa Henry, City Clerk.

R-2900-16: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF ROBBIE TUBBS TO THE RAYTOWN PARK BOARD. Point of Contact: Teresa Henry, City Clerk.

Alderman Karen Black, seconded by Alderman Janet Emerson, made a motion to approve the consent agenda. The motion was approved by a vote of 9-0.

Ayes: Aldermen Karen Black, Janet Emerson, Eric Teeman, Bill Van Buskirk, Steve Meyers, Mark Moore, Jason Greene, Jim Aziere, Josh Greene
Nays: None

Steve Meyers thanked the outgoing members for their exemplary services.

REGULAR AGENDA

2. **REPORT OF CERTIFIED ELECTION RESULTS FOR THE AUGUST 2, 2016 ELECTION.**

Alderman Eric Teeman, seconded by Alderman Mark Moore, made a motion to accept. The motion was approved by a vote of 9-0.

Ayes: Aldermen Eric Teeman, Mark Moore, Josh Greene, Jason Greene, Bill Van Buskirk, Karen Black, Jim Aziere, Janet Emerson, Steve Meyers
Nays: None

3. **Public Hearing:** A public hearing to consider a Conditional Use Permit on property located at 6709 Raytown Road.

→ 3a. **SECOND READING: Amended Bill No. 6412-16, Section XIII. AN ORDINANCE** GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A FUELING STATION AT 6709 RAYTOWN ROAD IN RAYTOWN, MISSOURI. Point of Contact: Ray Haydaripoor, Acting Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Ex-Parte communications were reported by Aldermen Josh Green, Steve Meyers, Bill Van Buskirk, and Jim Aziere. Each either stated they would weigh all factors when making a decision or the communications would not affect their votes.

Scott Peterson, Development & Public Affairs, provided the Staff Report and remained available for discussion.

Discussion included the Planning & Zoning Commission had previously approved this conditional use permit by a vote of 5-0. Since then, the Traffic Impact Analysis has been completed by the Public Works Department, and the Commission voted 5-1 to approve the original recommendations, along with one additional recommendation that the driveway entrance along Raytown Road be right-in right-out only. The traffic study was done according to city policies.

Jim Sullivan of Sullivan Palmer Architects summarized prior discussion; concerns included crime, whether or not the building design would be the same as presented, signage, and maintenance issues. He reported that these concerns have been addressed, and stated that if the resolution passed, his company would provide what has been agreed to in the proposal. As the right to build a convenience store already exists, the proposal is focused on the right to attach a fueling station and provide the proposed landscaping. While a convenience store alone may create an increase in crime, the gas pumping sales is not believed to pull in additional crime. They will work with city staff to ensure that any signage is in full compliance with the city criteria and zoning codes. The demolition of the front building on Raytown Road, the utilization of the east building and the additions will result in a new facility which will improve the site and the traffic patterns over the current status.

Albert Hermans with SDC Engineering, who conducted the traffic studies for the development, stated the peak hour would be between 4:30 p.m. and 5:30 p.m., with a volume of 1800 vehicles through the intersection of 67th Street and Raytown Road. There is no room to put in a left turn lane due to the left turn lane coming out of 67th Street onto southbound Raytown Road. The location is not determined to be a trip generator and should not increase traffic. The study was completed on Wednesday, July 6, 2016. There will be signage, possibly a curb island set up to prevent left turns out of the facility.

Carol Hensley of Mid America Laminating expressed concerns that the intersection in question is prone to accidents, and the gas station could increase that potential. She expressed concerns that the study was inadequate. There have been 15 accidents in the last 20 months, most of them between 3:00 pm and 4:00 pm as school is letting out. 25 busses go through the intersection. She noted that in earlier discussions the property owner had stated that a convenience store would not be built without the gas station. There is already another gas station within 2 blocks of the proposed site. Another convenience store is already located within 400 feet of the proposed site. The proposal would take business away from these existing businesses and result in newly vacant sites.

Sameer Vishnani, the property owner, stated that we have a free enterprise system and should not prohibit a new business just because it might take business away from existing businesses. There are already two businesses that create traffic issues, and he believes his proposal will actually address some of these issues by removing hazards and creating a right-in right-out joint access. He has the experience to run the business responsibly and create sustainable value in his projects. He stated it is his responsibility to remove the fuel tank in the event of a business failure. The project would be built concurrently with the convenience store. He is not sure which brand of gas, but it will be a branded station.

Alderman Bill Van Buskirk thanked Mr. Vishnani for his responsiveness during previous projects.

The public hearing was closed.

Board discussion included there are already seven gas stations in the area. The process set up to conduct a traffic study is inadequate. School busses, sidewalks, the presence of children that are being picked up should all be considered relevant to a traffic study. We should consider changing our processes for conducting future studies. This should be brought up in another session, perhaps a work session, with proposals of alternate methods. The intersection has apartment buildings on both sides on the street, no sidewalks, and 67th Street is an overflow street. At certain times of the day it gets almost as much traffic as a major street. On one side of the street, there are no sidewalks, no streetlights, and a gully. On the other side of the street there is a convenience store, sidewalks, and a lot of children. Safety should be a more important consideration than money. The concerns of the citizens should be an important consideration. The petition is not a valid petition; each page must be notarized. It includes signatures of people who do not live in Raytown. There are 30,000 residents of Raytown. In a system of free enterprise, personal preferences of what people want should not be the determining factor of use on a private property, as long as it is developed according to the laws of the city and within the zoning requirements. The applicant has worked well with the city in responding to our concerns.

Alderman Eric Teeman, seconded by Alderman Steve Meyers, made a motion to adopt. The motion failed by a vote of 4-5.

Ayes: Aldermen Eric Teeman, Steve Meyers, Josh Greene, Bill Van Buskirk

Nays: Aldermen Jim Aziere, Jason Greene, Janet Emerson, Karen Black, Mark Moore

4. **FIRST READING: Bill No. 6416-16, Section XIII. AN ORDINANCE GRANTING APPROVAL OF THE SITE PLAN FOR A RETAIL STORE ON LAND LOCATED AT 9109 EAST 63RD STREET IN ACCORDANCE WITH THE PROVISIONS OF THE COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF RAYTOWN, MISSOURI.** Point of Contact: Ray Haydaripoor, Acting Development & Public Affairs Director.

The resolution was read by title only by Teresa Henry, City Clerk.

Scott Peterson, Development & Public Affairs, provided the Staff Report and remained available for discussion.

Discussion included this is part of a rezoning application to label it Neighborhood Commercial With a Plan to Overlay District which was approved by the Board of Aldermen in February 2016. As part of the rezoning approval, the Board set three conditions on the application: 1) that the final site plan comply with the Central Business District design standards; 2) that the final site plan be presented for approval to the Planning and Zoning Commission and the Board of Aldermen; and 3) the retail store be prohibited from selling alcohol. It went back before the Planning and Zoning Commission this month, which recommended approval by a vote of 6-0 subject to the following conditions: 1) the buffer as set out in the NC district shall not be required and the location of the building shall be as determined by the Board of Aldermen; 2) parking shall be permitted in front of the building; and 3) the planting area along 63rd Street shall be increased to a minimum of ten feet; 4) the width of the parking lot shall be reduced from 76 feet to 72 feet; 5) the building shall be moved north 2.4 feet to allow greater separation between the building and future residences to the south; 6) a front building set back greater than ten feet shall be permitted; 7) the applicant shall prepare a complete sign package in accordance to the sign regulations and submit it to staff for review and approval; 8) the applicant shall replace the Downy Hawthorns along 63rd Street and in the southwest corner of the parking lot with a different variety; 9) the applicant shall be responsible for the maintenance of all landscaping and fencing as needed; 10) add one additional tree to the west side and two to the south side of the building; 11) revise the site plan as approved by the Zoning and Planning Commission and the Board of Aldermen and submit five copies to the staff for review and approval of the changes. The site plan as it stands would be short six parking spaces as required by the zoning ordinance. They currently have 31 spaces on site; zoning ordinance requires 37.

Ralph Monaco stated that it was important that the retail component was approved before breaking ground on the residential section so that interested parties would see it was an integral part of the project. They can't build anything until they know what the buffer, separation and landscaping is going to look like. The sanitary sewers are laid on the back side of the property.

Greg Stervinou stated the final site plans will show three sewer stubs for hook ups off the main for those lots.

Mr. Miller stated the retaining wall can be graded back without adversely affecting the lots on the Blue Ridge side. Instead of creating a large retaining wall with a fence on top of it, which could prove to be a safety hazard, it was decided to grade it out as a 3-1 slope which can be mowed and maintained. There will also be a privacy fence on the graded hillside. This was added to the original plan and was not part of the original approved plan. Additional trees could be added to mask the building.

Mr. Peterson stated there are concerns about removing the retaining wall. Since the privacy fence would be at the bottom of the hill, the commercial business would not be screened from the view of the residences. Although the commission did not ask that it be retained, staff does have reservations. The people who live at Regency East do not want the project. Some people feel that 63rd Street is turning into a Dollar General Corridor. Dollar General does very thorough studies to determine potential profits before committing to a project. There are some nearby strip malls that are not performing well. Dollar General is interested, but will not commit until a site plan is approved.

5. **FIRST Reading: Bill No. 6417-16, Section XIII. AN ORDINANCE** AMENDING CHAPTER 50, SECTION 50-38 OF THE CITY OF RAYTOWN CODE OF ORDINANCES RELATING TO THE ESTABLISHMENT AND MEMBERSHIP OF THE PLANNING COMMISSION. Point of Contact: Teresa Henry, City Clerk.

Teresa Henry, City Clerk provided the Staff Report and remained available for discussion.

Discussion included this ordinance is designed to bring city code into compliance with state statute. This was changed in 1999.

Alderman Bill Van Buskirk, seconded by Alderman Mark Moore, made a motion to suspend the rule requiring a second reading. The motion was approved by a vote of 9-0.

Ayes: Aldermen Bill Van Buskirk, Mark Moore, Eric Teeman, Jim Aziere, Josh Greene, Karen Black, Steve Meyers, Jason Greene, Janet Emerson

Nays: None

Alderman Jason Greene, seconded by Alderman Bill Van Buskirk, made a motion to adopt. The motion was approved by a vote of 9-0.

Ayes: Aldermen Jason Greene, Bill Van Buskirk, Janet Emerson, Mark Moore, Karen Black, Steve Meyers, Josh Greene, Jim Aziere, Eric Teeman

Nays: None

It became **Ordinance NO.: 5551-16**

CLOSED SESSION

Notice is hereby given that the Mayor and Board of Aldermen may conduct a closed session, pursuant to the following statutory provisions:

610.021(1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys;

ADJOURNMENT

Alderman Eric Teeman, seconded by Alderman Janet Emerson, made a motion to move to closed session. The motion was approved by a majority of those present.

The meeting adjourned at 9:50 p.m.

Teresa Henry, City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI

COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Bradley Redmond** 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 **June 14, 2021** edition and ending with the **June 14, 2021** edition, for a total of 1 publications:

06/14/2021

Notice of Public Hearing

The City of Raytown Community Development Department has received an application filed by AIM Investments, LLC, of Overland Park, Kansas, for approval of a Conditional Use Permit to operate a Convenience Store use including gasoline sales at 6709 Raytown Road, in Raytown, Missouri.

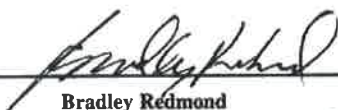
A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 pm on Thursday, July 1, 2021, in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. in Raytown, Missouri.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, scheduled for 7:00 pm on Tuesday, August 17, 2021, in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. in Raytown, Missouri.

The public is invited to attend the public hearings 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 telephone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

If you will require any special accommodation in order to attend either of these online 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.

12009501 Jackson Jun. 14, 2021


Bradley Redmond

Subscribed & sworn before me this 14th day of June, 2021
(SEAL)


Chanel Jones
Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721



MAILING LIST FOR CASE PC 2021-03 ARTEZ WARE TATTOO PARLOR CUP

OWNER	OWNER ADDRESS	TENANT	TENANT ADDRESS
Brett Gossen	P.O. Box 88144, Carol Stream, IL 60188	Distribute By Hand A Letter to All	Commercial land Residential Multi-Family
Gary Egger, Trustee	6508 Chrysler Ct., Kansas City, MO 64133		
Andres Orozco	6640 Raytown Road, Raytown, MO 64133		
Abiding Faith Baptist Church	6700 Raytown Road, Raytown, MO 64133		
Reed & Wilson Properties, LLC	737 NW Silver RDG, Lee's Summit, MO 64081		
BA International USA, LLC	8413 Northern, Raytown, MO 64138		
DIVYA, LLC	9515 151 st Ter., Overland Park, KS 66221		
Black T-Shirt, LLC	1112 Montana Ave., Suite 461, Santa Monica, CA 90403		
Martha Appleby, Trustee	10008 E. 68 th St., Raytown, MO 64133		
Nicholas Hurla	10016 E. 68 th St., Raytown, MO 64133		
Majid Tahir	10344 Bennet Dr., McKinney, TX 75072		
Jona Lai & Matthew Green	11387 Spruce Run Dr., San Diego, CA 92131		
Suhail Abdullah	10101 E. 67 th St., Raytown, MO 64133		
Spirit Master Funding VI, LLC	1200 Network Ctr. Dr., Effingham, IL 62401		
Mid-America Laminating, Inc.,	6636 Cedar, Raytown, MO 64133		
Chao Vang	15220 Kelley Rd., Grandview, MO 64030		
Robert Woelfel & Faiza Alhambra	7505 NE 109 th Ter., Kansas City, MO 64157		

June 8, 2021

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing an application for a Conditional Use Permit submitted by AIM Investments, LLC, of Overland Park, Kansas, that would permit operation of a Convenience Store use including gasoline sales at 6709 Raytown Road, in Raytown, Missouri. As a nearby owner or tenant, you are entitled to appear and provide comment at the neighborhood meeting or any of the public hearings on this matter or to provide written comment.

The applicant and/or professional design staff will be holding a socially distanced neighborhood information meeting at 4:00 PM on Thursday, June 17, 2021, in the City Hall Council Chambers at 10000 E. 59th Street, to which you are invited to discuss the application directly with them. City staff will not be present at this time. If you have any concerns or need more information about the application, this is a good meeting to attend.

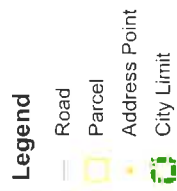
A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at **7:00 PM on Thursday, July 1, 2021, in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.** The full packet and agenda should be available for view on the City of Raytown website on June 25, 2021.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, August 17, 2021, in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.**

The public is invited to attend the public hearings 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) in order to attend either of these online 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



Notes



1 in. = 100ft.

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





CONDITIONAL USE PERMIT

APPLICATION NUMBER

2021-02, AIM INVESTMENTS, LLC

FROM 6/16/21 TO 9/7/21

PUBLIC HEARING AT CITY HALL
BEFORE THE RAYTOWN PLANNING COMMISSION ON
July 1, 2021 @ 7:00 P.M.

CITY OF RAYTOWN, MISSOURI

Unauthorized Removal, Defacing, or Destruction of this
Sign Punishable by Law

NEIGHBORHOOD MEETING MINUTES

CONDITIONAL USE PERMIT: Cloud 9 – 6709 Raytown Road

DATE AND LOCATION: 17 June 2021 / Raytown City Hall, 10000 E 59th St, Raytown, MO 64133 [Conference room]

Meeting called to order at: 4:00 PM

In attendance: (also see attached sign-in sheet)

- Mark Murdick [architect]
 - Sameer Vishnani [owner]
 - Carol Hinesley
 - Sajid [Valero]
 - Tina VerKuilen
 - Tammie Bennett
 - Mumtaz Khan
-

Meeting Minutes

Meeting Minutes

4:05 - Introductions:

Mark Murdick (applicant) opened the meeting with introductions of the owner and design team. Mark then explained the scope of the proposed conditional use permit plan.

4:10 - Questions

Attendee asked a question regarding site drainage. We explained that the site will drain properly into a detention area near the existing storm-water inlet.

Attendee asked a question regarding deliveries and will the trucks be blocking ADA parking spaces. We explained that the deliveries will not block ADA parking spaces.

4:21 – CUP Plan set walk through

At this point we went through the plan sets which included demolition plan, site plan, utility plan, grading plan, Landscape plan and Elevations. Plan and business concept were available. Questions were asked about some of the plans which we answered thoroughly.

CUP Plan set walk through [cont.]

Attendees then asked additional questions, made comments which were all positive. The attendees like the addition of the sidewalk along 67th street, the flow of the site, the additional parking spaces and how the plan addresses all site drainage.

4:32 - This concluded the plan explanation of the meeting.

Attendees had very positive reactions to the overall design and new concept.

4:35 – Attendees excused themselves from the meeting.

Sameer & Mark stayed in the conference room in the case of any late arrivals.

5:00 – Conclusion of Neighborhood Meeting

Meeting adjourned: 5:01 PM

Minutes taken by Mark Murdick (applicant)

NEIGHBORHOOD MEETING SIGN-IN SHEET

Cloud 9 C-store Expansion & New Fuel Sales

The project will consist of expanding the existing store which will include a kitchen for hot food to go, expanded the convenience store items and we are introducing new fuel sales as well. Cloud 9 is hoping to be your one stop shop experience with a new concept of convenience.

Name	Address
1. ^s Carafinesley ^{Mid America Laundry}	6636 Cedar Raytown
2. Tina [unclear]	8604 Bustel Ave KCMO 6
3. Tammie Bennett	6814 Wildwood Dr Raytown, MO 64133
4. YAMAL KUMAR	12209 6TH ST KE MO. 64133
5. SAJID (VALERO)	
6.	
7.	
8.	
9.	
10.	
11.	
12.	

Richard C. Wilson, O.D., F.A.A.O.
Dana J. Krause, O.D.
Jeffrey A. Harter, O.D.

AdvancedEyecare
Blue Springs Optical
For a Lifetime of Healthy Vision

Melissa M. Enevoldsen, O.D.
Lauren M. Pachy, O.D.
Julie R. Lafreniere, O.D., F.A.A.O.

Raytown Planning and Zoning Commission

June 17, 2021

RE: Conditional Use Permit by AIM Investments, LLC aka Cloud9

Dear Commissioners:

It has come to our attention that the convenience store across the street to the east of our practice has petitioned to add fuel sales to their property. As we are unable to attend the community meeting this afternoon, we would like to submit the following statement:

We at Advanced Eyecare, PC are fundamentally OPPOSED to such a variance.

When the store was first built, they had wanted to have fuel sales and with good reason were denied. The intersection at 67th St and Raytown Rd is already extremely busy and very dangerous. Any additional traffic would only make it more so. If someone were to run into a gas pump and cause a fire, the devastation could be massive. The prospect of a potential fuel spill so close to our medical office is horrifying. There are already issues with delivery trucks on as well as entering and exiting their property with the tightness of the intersection and surrounding streets. Adding further traffic of that sort would be problematic. In addition, there is a box culvert and storm sewer running beneath the property – where would they put storage tanks that wouldn't impact the ground water?

Please do not make any adjustments that would allow fuel sales at 6709 Raytown Rd.

Sincerely,

Richard C Wilson, OD, FAAO
Advanced Eyecare, PC

RCW/tu

6708 Raytown Road
Raytown, MO 64133
Phone: 816.353.1872
FAX: 816.353.5022

1116 SW 40 HWY
Blue Springs, MO 64015
Phone: 816.229.2020
FAX: 816.220.2020

905 W Foxwood Drive
Raymore, MO 64083
Phone: 816.322.1872
FAX: 816.322.5020



www.bso-ae.com



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

09/12/2019 11:02 AM
COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER
2019E0072943

WARRANTY DEED

THIS DEED, dated as of this 9-10-19, WITNESSETH, that **Continental Adjustment Bureau Inc., a Missouri corporation**, AKA Continental Adjustment Bureau Inc. doing business as Continental Adjustment Bureau of Kansas City, Inc. a corporation organized and existing under the State of Missouri and having its principal place of business in Jackson County, Kansas, Grantor(s), for and in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS (\$10.00) OTHER GOOD VALUABLE CONSIDERATIONS, does by these presents, GRANT, BARGAIN AND SELL, Convey and Confirm unto **Kismet Holdings LLC, a Missouri Limited Liability Company**, whose mailing address is **14304 Robinson Street, Overland Park, KS 66223**, Grantee(s), his/her/their heirs, successors and assigns, the following described land situated in **Jackson County, Missouri**:

Beginning at the Northwest corner of the Northwest Quarter of Section 9, Township 48, Range 32, in Raytown, Jackson County, Missouri, and running thence East along the North line of said Section 270.2 feet; thence South parallel to the West line of said Section 60 feet; thence West parallel to the North line of said Section 270.2 feet; thence North 60 feet to the point of beginning, Except that part lying in Raytown Road.

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

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 said Grantee, and unto his/her/their heirs, successors and assigns forever; said Grantor does hereby covenant that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims, and that it will warrant and defend the title to said premises unto said Grantee unto his/her/their heirs, successors and assigns forever, against the lawful claims and demand of all persons whomsoever.

Filed by Chicago Title Company, LLC

#191818

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, said Grantor(s) has/have hereunto set his/her/their hand(s) this 10 day of Sept, 2019.

Continental Adjustment Bureau Inc.,
a Missouri corporation

BY: Kenneth R. Larson President
Kenneth R. Larson
President

STATE OF Missouri

COUNTY OF Jackson

On this 10th day of September, 2019 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth R. Larson, to me personally known, who being by me duly sworn did say that he/she is President, of the Corporation in the foregoing instrument, and that the seal thereto affixed is the Corporate seal of said Corporation and that said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors and said President acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

Notary Public

My Commission Expires: _____

LINDA C. MOORE
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: Oct. 29, 2022
Commission #13475059

Filed by Chicago Title Company, LLC



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
02/12/2015 01:53:50 PM
WD FEE: \$ 24.00 2 Pages
INSTRUMENT NUMBER:
2015E0012230

General Warranty Deed (Individual)

This Deed, made and entered into on February 9, 2015, by and between **Grantor(s)**: Vincent C. Vitale and Rosemary Vitale, husband and wife whose address is 6709 Raytown Road, Raytown, MO 64133 of the County of Jackson, State of MO and **Grantee(s)**: AIM Investments, LLC limited liability company of the County of Jackson, State of KS. **Mailing Address of the Grantee(s)**: 14304 Robinson Street, Overland Park, KS 66223

Witnesseth, that the Grantor(s), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, do(es) by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the Grantee(s), the following described Real Estate, situated in the County of Jackson and State of Missouri, to-wit:

TRACT I:

A TRACT OF LAND SITUATED IN THE NORTHWEST $\frac{1}{4}$, OF SECTION 9, TOWNSHIP 48, RANGE 32, RAYTOWN, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAYTOWN ROAD, 60 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 1, DRAPER'S SUBDIVISION; THENCE CONTINUING SOUTH ALONG SAID RIGHT-OF-WAY A DISTANCE OF 90.08 FEET TO A POINT 40 FEET NORTH OF THE CENTERLINE OF PAVEMENT OF 67TH STREET; THENCE EAST, PARALLEL TO AND 40 FEET NORTH OF SAID CENTERLINE A DISTANCE OF 120 FEET, THENCE NORTH AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF RAYTOWN ROAD A DISTANCE OF 62 FEET; THENCE NORTHWESTERLY A DISTANCE OF 35.84 FEET; THENCE WEST, PARALLEL TO AND 60 FEET SOUTH OF THE SOUTH LINE OF LOT 1, DRAPER'S SUBDIVISION, A DISTANCE OF 95 FEET TO THE POINT OF BEGINNING, AND EXCEPT ANY PART THEREOF IN THE RIGHT-OF-WAY CONVEYED TO THE STATE OF MISSOURI, BY THE DEED FILED APRIL 15, 1971, AS DOCUMENT NO. I-82795 IN BOOK I-249 AT PAGE 250.


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


To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s) and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will **Warrant and Defend** the title to the premises unto the Grantee(s), and to the successors and assigns of such Grantee(s) forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

First American Title
900 State Line Rd., Ste. 204
Prairie Village, KS 66208

File No.: 1372421


Vincent C. Vitale


Rosemary Vitale

}
}
} SS.


Michelle Tingler Notary Public

 **MICHELLE TINGLER**
Notary Public - State of Kansas
My Appt. Expires June 27, 2018



**ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
12/22/2015 09:11:59 AM**

WD FEE: \$ 27.00 3 Pages

**INSTRUMENT NUMBER:
2015E0114353**

WARRANTY DEED

THIS INDENTURE, Made this 19th day of December, 2015, by and between

Grantor: Stephen J. Schranz, Jr. AKA Steve Joseph Schranz and Tamara Schranz,
husband and wife

AND

Grantee: AIM Investments, LLC, a Missouri limited liability company
whose mailing address is: 14304 Robinson Street, Overland Park, KS 66223

WITNESSETH: THAT THE SAID GRANTOR, in consideration of the sum of Ten Dollars, the receipt of which is hereby acknowledged does hereby these presents, Grant, Bargain, Sell and Convey unto the said GRANTEE, its successors and assigns, all their undivided interest in and to the following described real estate situated in the County of Jackson and the State of Missouri, to-wit:

See Attached Exhibit "A"

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments an appurtenances thereunto belonging or in any wise appertaining, forever. And said party for their heirs and assigns, does hereby covenant, promise and agree to and with said GRANTEE, that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises with the appurtenances that the same are free, clear, discharge and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind whatsoever: and that they will warrant and forever defend the same unto the said GRANTEE, its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said GRANTOR has hereunto executed the forgoing instrument the day and year above written.



Stephen J. Schranz, Jr. AKA
Steve Joseph Schranz

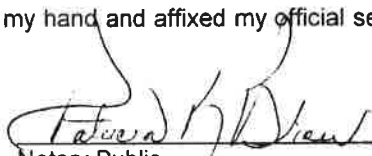


Tamara Schranz

STATE OF Mo)
COUNTY OF CLAY) SS.

On this 19 day of DECEMBER, 2015, before me personally appeared Stephen J. Schranz, Jr. AKA Steve Joseph Schranz and Tamara Schranz, husband and 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.



Notary Public

My Commission expires:



PATRICIA K. BROWN
My Commission Expires
February 8, 2019
Clay County
Commission #15457739

Exhibit "A"

Legal Description

Real property in the City of Raytown, County of Jackson, State of Missouri, described as follows:

ALL THE PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 48, RANGE 32, IN RAYTOWN, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; RUN SOUTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 151.23 FEET; RUN THENCE EAST ALONG THE WESTERLY PROLONGATION AND ALONG THE NORTH LINE OF PUBLIC ROAD DESCRIBED IN DEED OF DEDICATION FILED FOR RECORD MAY 2, 1968 AS DOCUMENT NO. I-13048 IN THE OFFICE OF RECORDER OF DEEDS OF JACKSON COUNTY, AT INDEPENDENCE, MISSOURI, 150.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED FILED FOR RECORDED JUNE 25, 1970 AS DOCUMENT NO. I-63607, WHICH ALSO IS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 91.23 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID PUBLIC ROAD 120.00 FEET TO THE WEST LINE OF LOT 10, RAYVIERA, A SUBDIVISION IN JACKSON COUNTY, MISSOURI; THENCE SOUTH ALONG THE SAID WEST LINE 91.23 FEET TO THE NORTH LINE OF SAID PUBLIC ROAD; THENCE WEST ALONG THE SAID NORTH LINE 120.00 FEET TO THE POINT OF BEGINNING.

First American Title Insurance - NCS
7200 College Blvd.
Overland Park, KS 66210

File # 765881



Official Receipt

Jackson County, MO

2020 Property Tax

Paid December 29th, 2020

Receipt Details

Receipt Number
12335879

Amount Applied
\$1,428.78

Payer Name
KISMET HOLDINGS LLC

Tender Type
ACH

Payer Address
6715 RAYTOWN RD
RAYTOWN, MO 64133

Real Property

Property Account Number 45-620-06-04-00-0-00-000

Name
KISMET HOLDINGS LLC

Address
6715 RAYTOWN RD
RAYTOWN, MO 64133

Since
2019-09-10

To
--

Legal Line

SEC-09 TWP-48 RNG-32--PT NW 1/4 DAF: BEG 151.05' N OF TH SW COR OF LOT 10 RAYVIERA SUB TH WLY 230.86' TH N 59.82' TH ELY 230.2' TH SLY 58.34' TO POB null

Tax Year 2020

Receipt Details

Amount Applied
\$1,428.78

Unpaid Balance
\$0.00

Description
A/V Principal-Reside

Distribution of Districts

STATE BLIND PENSION

\$4.50

BOARD OF DISABLED SERVICES

\$9.73

MENTAL HEALTH

\$15.83

METRO JUNIOR COLLEGE

\$31.90

MID-CONTINENT LIBRARY

\$55.41

CITY - RAYTOWN

\$71.83

JACKSON COUNTY

\$91.60

FIRE DISTRICT - RAYTOWN

\$200.49

12/29/2020

Document

RAYTOWN SCHOOL C-II
\$947.49

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.



Official Receipt

Jackson County, MO

2020 Property Tax

Paid December 10th, 2020

Receipt Details
Receipt Number
 12225617

Amount Applied
 \$6,701.79

Payer Name
 CENTRAL BANK OF KC

Tender Type
 ACH

Payer Address
 10014 E 67TH ST
 RAYTOWN, MO 64133
Real Property

Property Account Number 45-620-06-07-00-0-00-000

Name
 AIM INVESTMENTS LLC

Address
 10014 E 67TH ST
 RAYTOWN, MO 64133

Since
 2016-07-28

To
 --

Legal Line
 VISHNANI SUBDIVISION LOT 1 null
Tax Year 2020**Receipt Details**
Amount Applied
 \$5,823.68

Unpaid Balance
 \$0.00

Description
 A/V Principal-Commer

Amount Applied
 \$878.11

Unpaid Balance
 \$0.00

Description
 Replacement Tax
Distribution of Districts

STATE BLIND PENSION

\$18.33

BOARD OF DISABLED SERVICES

\$39.66

MENTAL HEALTH

\$64.53

METRO JUNIOR COLLEGE

\$130.04

MID-CONTINENT LIBRARY

\$225.85

CITY - RAYTOWN

\$292.76

JACKSON COUNTY

\$373.36

12/29/2020

Document

FIRE DISTRICT - RAYTOWN
\$817.18
RAYTOWN SCHOOL C-II
\$3,861.96

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.