

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
NOVEMBER 21, 2023
REGULAR SESSION NO. 15
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.

The meeting will be streamed live and can be accessed on the City's website at www.raytown.mo.us. In addition, a video recording of the meeting will be available within 48 hours on the City's website. For questions, contact City Clerk, Teresa Henry at (816) 737-6004 or thenry@raytown.mo.us.

Public comments can be made in-person by signing in before the meeting using the sign-in sheet available in the City Hall Council Chamber. To make public comments remotely, please use the Zoom Webinar ID and Passcode below and notify the Clerk, using the contact information above, of your intent to give a Public Comment remotely during the live online meeting, or send your Public Comments to the City Clerk at the email address above by 12:00 p.m. (noon) on November 21, 2023 so that your comments can be presented in writing to the Board of Aldermen during the Public Comments section of the meeting agenda. All Public Comments received will be kept on file in the City Clerk's office.

zoom.us/join
Webinar ID: 852 7465 1546
Passcode: 904415

OPENING SESSION

Invocation/Pledge of Allegiance
Roll Call

Public Comments

Comments from the Mayor
Comments from the City Administrator
Committee Reports

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. An item designated for the Consent Agenda may be removed from the Consent Agenda at the request of the Mayor or an Alderman, where there is no objection by the remaining members of the Board. If there is an objection to removal of an item from the Consent Agenda, the item may be removed by a motion and vote of the Board.

Minutes from the November 14, 2023 Board of Aldermen Meeting

R-3563-23: A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF TWO (2) 2024 FORD F-250 TRUCKS AND ONE (1) 2024 F-550 TRUCK FROM SHAWNEE MISSION FORD, INC. OFF THE MID-AMERICA COUNCIL OF PUBLIC PROCUREMENT JOINT BID IN AN AMOUNT NOT TO EXCEED \$171,804.00 FOR FISCAL YEAR 2023-2024. Point of Contact: Robinson Camp, Public Works Director.

R-3564-23: A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF ONE (1) 2025 HV507 INTERNATIONAL AND NECESSARY EQUIPMENT FROM RUSH TRUCK CENTER OFF THE MISSOURI KANSAS COUNCIL OF PUBLIC PROCUREMENT COOPERATIVE BID IN AN AMOUNT NOT TO EXCEED \$120,000.00 FOR FISCAL YEAR 2023-2024. Point of Contact: Robinson Camp, Public Works Director.

OLD BUSINESS

2. **SECOND READING: Bill No. 6647-23, Section XIII: AN ORDINANCE** APPROVING A REZONING FROM R-P-3, HIGH DENSITY RESIDENTIAL TO R-P-3, HIGH DENSITY RESIDENTIAL FOR THE PROPERTIES AT 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, AND 5831 HUNTER COURT, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.
3. **SECOND READING: Bill No. 6648-23, Section XIII: AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO LAARK INVESTMENTS, LLC., TO OPERATE A VEHICLE SALES, NEW OR USED, USE AT 10012 AND 10016 E. MISSOURI 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.
4. **SECOND READING: Bill No. 6649-23, Section XIII: AN ORDINANCE** APPROVING THE VACATION OF A PLATTED 10-FOOT-WIDE UTILITY EASEMENT LOCATED UPON LOT 1 OF H & H COLOR LAB, AT 8906 E. 67TH STREET IN AN HC-350, HIGHWAY COMMERCIAL-350 HIGHWAY CORRIDOR OVERLAY DISTRICT, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.
5. **FIRST READING: Bill No. 6650-23, Section V-A: AN ORDINANCE** AUTHORIZING AND APPROVING A SIX-MONTH CONTRACT FOR TRANSIT SERVICE BY AND BETWEEN THE KANSAS CITY AREA TRANSPORTATION AUTHORITY AND THE CITY OF RAYTOWN, MISSOURI IN AN AMOUNT NOT TO EXCEED \$74,599.00 FOR FISCAL YEAR 2023-2024. Point of Contact: Missy Wilson, Assistant City Administrator/Economic Development Administrator Director.

★ Staff is requesting a suspension of the rules.

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
NOVEMBER 14, 2023
REGULAR SESSION NO. 14
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.

Mayor Michael McDonough called the November 14, 2023, Board of Aldermen Regular meeting to order at 7:01 p.m. Donnette Siems, of The River Church, provided the invocation and led the pledge of allegiance.

Roll was called by Teresa Henry, City Clerk, and the attendance was as follows:

Present: Alderman Greg Walters, Alderman Ian Scott, Alderman Loretha Hayden, Alderman Ryan Myers, Alderman Janet Emerson, Alderman Theresa Garza, Alderman Bill Van Buskirk, Alderman Bonnaye Mims, Alderman Diane Krizek

Absent: Alderman Jim Aziere

Public Comments

None

Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

Communication from the City Administrator

Damon Hodges, City Administrator, provided an update on the City's current projects and plans.

Committee Reports

Comments were made by Alderman Myers.

Alderman Van Buskirk requested that R-3562-23 be removed from the Consent Agenda and added to the Regular Agenda.

STUDY SESSION

TIF Update
Damon Hodges, City Administrator
Michael Graham, Finance Director

The item was presented by Damon Hodges, City Administrator, Missy Wilson, Assistant City Administrator, and John Bales, Controller.

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. An item designated for the Consent Agenda may be removed from the Consent Agenda at the request of the Mayor or an Alderman, where there is no objection by the remaining members of the Board. If there is an objection to removal of an item from the Consent Agenda, the item may be removed by a motion and vote of the Board.

Minutes from the October 17, 2023 Board of Aldermen Meeting

R-3556-23: A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH MDL TECHNOLOGY, LLC FOR INFORMATION TECHNOLOGY-RELATED SERVICES IN AN AMOUNT NOT TO EXCEED \$120,480.00 FOR FISCAL YEAR 2023-2024. Point of Contact: Robert Kuehl, Police Chief.

R-3557-23: A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH GLOBAL PUBLIC SAFETY FOR RECORDS MANAGEMENT SYSTEM ANNUAL MAINTENANCE SUPPORT SERVICES IN AN AMOUNT NOT TO EXCEED \$55,000.00 FOR FISCAL YEAR 2023-2024. Point of Contact: Robert Kuehl, Police Chief.

R-3558-23: A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH MOTOROLA SOLUTIONS, INC. IN AN AMOUNT NOT TO EXCEED \$35,386.32 FOR FISCAL YEAR 2023-2024. Point of Contact: Robert Kuehl, Police Chief.

R-3559-23: A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH CENTRAL SALT, L.L.C. FOR THE PURCHASE OF ROAD SALT FOR THE PURPOSE OF TREATING ROADS AND BRIDGES IN INCLEMENT WEATHER IN AN AMOUNT NOT TO EXCEED \$70,000.00 FOR FISCAL YEAR 2023-2024. Point of Contact: Robinson Camp, Public Works Director.

R-3560-23: A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH MARTIN UNDERGROUND FOR SNOW REMOVAL SERVICES UTILIZING THE CITY OF LEE'S SUMMIT, MISSOURI COOPERATIVE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$75,000.00 FOR FISCAL YEAR 2023-2024. Point of Contact: Robinson Camp, Public Works Director.

R-3561-23: A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH HARMON CONSTRUCTION, INC FOR PUBLIC IMPROVEMENTS RELATED TO THE CITY HALL COURT OFFICE IN AN AMOUNT NOT TO EXCEED \$67,675.65. Point of Contact: Robinson Camp, Public Works Director.

Alderman Emerson, seconded by Alderman Mims, made a motion to deny the request to remove R-3562-23 from the Consent Agenda.

Aldermen Emerson and Mims rescinded their motion.

Alderman Van Buskirk, seconded by Alderman Walters, made a motion to remove R-3562-23 from the Consent Agenda and add it to the Regular Agenda. The motion was approved by a vote of 5-4-1.

Ayes: Aldermen Van Buskirk, Walters, Krizek, Hayden, Garza

Nays: Aldermen Mims, Scott, Emerson, Myers

Absent: Alderman Aziere

R-3562-23 became item 2 on the agenda.

Alderman Hayden, seconded by Alderman Scott, made a motion to adopt the Consent Agenda. The motion was approved by a vote of 9-0-1.

Ayes: Aldermen Hayden, Scott, Mims, Krizek, Emerson, Van Buskirk, Walters, Myers, Garza
Nays: None
Absent: Alderman Aziere

NEW BUSINESS

2. **R-3562-23: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF RAYTOWN, MISSOURI AND TROUTT BEEMAN & CO., P.C. FOR THE PERFORMANCE OF PROFESSIONAL AUDIT SERVICES IN AN AMOUNT NOT TO EXCEED \$55,000.00. Point of Contact: Michael Graham, Finance Director.

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

Michael Graham, Finance Director, presented the item.

Alderman Myers, seconded by Alderman Emerson, made a motion to adopt. The motion was approved by a vote of 9-0-1.

Ayes: Aldermen Myers, Emerson, Mims, Scott, Krizek, Hayden, Van Buskirk, Walters, Garza
Nays: None
Absent: Aldermen Aziere

3. Public Hearing: A public hearing to consider the Rezoning of a planned development on Hunter Court.

- 3a. **FIRST READING: Bill No. 6647-23, Section XIII: AN ORDINANCE** APPROVING A REZONING FROM R-P-3, HIGH DENSITY RESIDENTIAL TO R-P-3, HIGH DENSITY RESIDENTIAL FOR THE PROPERTIES AT 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, AND 5831 HUNTER COURT, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.

Mayor McDonough opened the public hearing.

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

Shana Kelly, Planning & Zoning Coordinator, presented the item and remained for any discussion along with the applicant, Ivan Chiang.

Mayor McDonough closed the public hearing.

4. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 10012 and 10016 E. Missouri 350 Highway.

- 4a. **FIRST READING: Bill No. 6648-23, Section XIII: AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO LAARK INVESTMENTS, LLC., TO OPERATE A VEHICLE SALES, NEW OR USED, USE AT 10012 AND 10016 E. MISSOURI 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.

Mayor McDonough opened the public hearing.

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

Shana Kelly, Planning & Zoning Coordinator, presented the item and remained for any discussion along with the applicant, Arash Kamali of Laark Investments, LLC.

Mayor McDonough closed the public hearing.

5. Public Hearing: A public hearing to consider a utility easement for property located at 8906 E. 67th Street.

5a. **FIRST READING: Bill No. 6649-23, Section XIII: AN ORDINANCE** APPROVING THE VACATION OF A PLATTED 10-FOOT-WIDE UTILITY EASEMENT LOCATED UPON LOT 1 OF H & H COLOR LAB, AT 8906 E. 67TH STREET IN AN HC-350, HIGHWAY COMMERCIAL-350 HIGHWAY CORRIDOR OVERLAY DISTRICT, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.

Mayor McDonough opened the public hearing.

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

Shana Kelly, Planning & Zoning Coordinator, presented the item and remained for any discussion along with the applicant, David Joiner representing H&H Color Lab.

Mayor McDonough closed the public hearing.

ADJOURNMENT

Alderman Myers, seconded by Alderman Mims, made a motion to adjourn.
The motion was approved by a majority of those present.

The meeting was adjourned at 8:30 p.m.

Teresa M. Henry, City Clerk, MRCC

1.b

CITY OF RAYTOWN Request for Board Action

DATE SUBMITTED: 11/09/2023

MEETING DATE: November 21, 2023

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution Purchase

SUBJECT/REQUEST

Staff requests that the Board of Alderman approve the purchase of three vehicles from Shawnee Mission Ford
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BACKGROUND/JUSTIFICATION

The Public Works Department and Community Development departments replace vehicles and equipment as necessary. Staff has identified the following needs:

- | |
|--|
| <ol style="list-style-type: none">1. Due to the growth of employees, the needs of the department, state requirements and standards in animal care, the Community Development Department has identified the need to purchase a new truck for animal control. This purchase includes the vehicle and the upfitting, which includes an animal kennel in the bed of the truck. \$90,000 has been budgeted for this item. The quoted price for the purchase of a new Ford F-250 extended bed is \$52,106. The remaining budget would be used for upfitting, including the animal kennel, lights, and decal.2. Replace unit 210, which is a 2009 Ford F350. In addition to body damage and rust due to salt and moisture, this vehicle has over 105,000 miles, and is at the end of its useful life and continues to need maintenance and repairs. \$55,000 has been budgeted for this item. The quoted price for the purchase of a new Ford F-250 is \$52,106. The remaining budget would be used for upfitting, including the lights and decal.3. Replace unit 214 which is a 2011 Ford F-550. This vehicle has damage to the frame due to salt and moisture. In addition, it is at the end of its useful life and continues to need maintenance and repairs. \$75,000 has been budgeted for this item. The quoted price for the purchase of a new Ford F-550 is \$67,592. The remaining budget would be used for upfitting, including the lights and decal. |
|--|

The cost of these vehicles have been pre-bid through both the Mid-America Council of Public Procurement (MACPP) and Clay County contract and is allowed through cooperative bid purchasing in the City's purchasing policy.
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RECOMMENDED MOTION

1.b

Motion to approve as submitted

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

These items were reviewed and approved by the Special Sales Tax Review Committee on November 6, 2023.

FINANCIAL IMPACT

Contractor:	Shawnee Mission Ford
Amount of Request/Contract:	\$171,804
Amount Budgeted:	\$220,000
Account Name and #:	Capital Sales Tax - 205-62-00-100-57000

REVIEWED BY

Michael Graham Damon Hodges Teresa Henry
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LIST OF REFERENCE DOCUMENTS ATTACHED

- | | |
|----|---|
| 1. | Reso Vehicle Purchase-Public Works and Community Development 2023 |
| 2. | Shawnee Mission Ford Quotes |

SUPPORTING DOCUMENTS (FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:		Not applicable
Certificate of Insurance:		Not applicable
E-Verify Affidavits:		Not applicable
E-Verify proof of enrollment:		Not applicable
Bond:		Not applicable
IRS Form W-9:		Not applicable
Bid/RFP/RFQ: (submit all)		Not applicable
Bid/RFP/RFQ Tabulation:		Not applicable
Bid Waiver: Sole source or less than three bids		Not applicable
Contractor address and email:		Shawnee Mission Ford/jay.cooper@shawneemissionford.com

November 21, 2023

Agenda Item #

1.b

Page 3 of 3

Project Exemption Certificate needed:		Not applicable
Governmental Cooperative Purchase Agreement	X	On File after 11/21/2023
Quotes	X	

A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF TWO (2) 2024 FORD F-250 TRUCKS AND ONE (1) 2024 FORD F-550 TRUCK FROM SHAWNEE MISSION FORD, INC. OFF THE MID-AMERICA COUNCIL OF PUBLIC PROCUREMENT COOPERATIVE BID IN AN AMOUNT NOT TO EXCEED \$171,804.00 FOR FISCAL YEAR 2023-2024

WHEREAS, the Community Development Department has a need for the acquisition of one (1) Ford F250 Truck for animal control; and

WHEREAS, the Public Works Department has a need for the acquisition of two (2) Ford F-250 Trucks and one (1) Ford F-550 Truck for maintenance of the City infrastructure; and

WHEREAS, the City of Raytown, in the adoption of its purchasing policy has approved the practice of purchasing equipment from competitive bids awarded by other governmental entities through the cooperative bidding process; and

WHEREAS, the Mid-America Council of Public Procurement has competitively bid and awarded a contract to Shawnee Mission Ford, Inc.; and

WHEREAS, funds for such purpose are budgeted from the Capital Sales Tax and such expenditure has been reviewed and on November 6, 2023 was recommended by the Special Sales Tax Review Committee as being consistent with voter intent; and

WHEREAS, the City of Raytown finds it is in the best interest of the citizens of the City of Raytown to authorize and approve the purchase of two (2) 2024 Ford F-250 Trucks and one (1) 2024 Ford F-550 Truck from Shawnee Mission Ford, Inc. off the Mid-America Council of Public Procurement Cooperative Bid in an amount not to exceed \$171,804.00 for fiscal year 2023-2024.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the purchase of two (2) 2024 Ford F-250 Trucks and one (1) 2024 Ford F-550 Truck from Shawnee Mission Ford, Inc. off the Mid-America Council of Public Procurement Cooperative Bid in an amount not to exceed \$171,804.00 for fiscal year 2023-2024 is hereby authorized and approved; and

FURTHER THAT the City Administrator is hereby authorized to execute all documents necessary to this transaction and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day of November, 2023.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

11501 SHAWNEE MISSION PARKWAY • SHAWNEE, KANSAS 66203-0179
(913) 631-0000 • FAX (913) 268-6521
WWW.SHAWNEEMISSIONFORD.COM

November 6, 2023

210 Replacement

Jeff McGill
City of Raytown

New Animal Control

Ford has Implemented Allocation by FIN Code

MACPP Pricing

2024 Ford F250 Crew Cab 4x4 8' Bed (**W2B 176**)

Exterior: Oxford White (**Z1**)

Interior: 40/20/40 Vinyl (**AS**)

Base Price: \$48,707

Options:

- LT245 BSW AT 17 (**TBM**) \$150
- Cab Steps (**18B**) \$405
- Snowplow Prep (**47B**) \$277
- 410-amp Alternator (**67B**) \$104
- Dual Battery (**86M**) \$191
- Spray in bed liner \$595
- Floor Mats \$included in base price.
- Privacy Glass / Defroster (924 435) \$included in baes price.

Total \$50,429

Additional options to consider:

- 3.73 E-Locking Rear Axle (**X3E**) \$392
 - Interior work surface (52S) \$128
 - Upfitter Switches (**66S**) \$150
 - Mud Flaps (**61S 62S**) \$119
 - Roof Clearance Lights (**592**) \$87
 - Wheel Well Liner Front / Rear (**61N**) \$296
 - LED Box Light (**66L**) \$54
 - FX4 off package (**17X**) \$451 (requires E-locking rear axle)
- Skid Plates

Thank you for your time and interest.

Sincerely,

Jay Cooper

Government Fleet Sales



November 6, 2023

214 Replacement

Jeff McGill
City of Raytown

Ford has Implemented Allocation by FIN Code

MACPP Pricing

2024 Ford F550 Ext Cab & Chassis DRW 4x4 84" CA (X5H 192)

Exterior: Oxford White (Z1)

Interior: 40/20/40 Vinyl (AS)

Base Price:	\$54,778
Options:	
• 6.7L Diesel (99T)	\$9,096
• 225 Max Trac (TGK)	\$195
• Cab Steps (18B)	\$405
• Engine Block Heater (41H)	\$91
• Snowplow Prep (473)	\$228
• 410-amp Alternator (67B)	\$104
• Dual Battery (86M)	\$NC
• Spare Tire (512)	\$included in base price.
• High Mount stop lamp (59H)	\$included in base price.

Total	\$64,897
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Additional Options to consider:

• Skid Plate (41P)	\$91
• 120V/400W Outlet (43C)	\$160
• Interior Work Surface (52S)	\$128
• Rear Camera Prep Kit (872)	\$377
• HD Payload Package (68M X4L 535)	\$1,939
4.30 Limited Slip	
High-Capacity Trailer Tow	
• XL Chrome Package (96V)	
Rear Defroster	
Power Sliding Rear Window	
Fog Lamps	
Remote Start	

Thank you for your time and interest.
Sincerely,
Jay Cooper
Government Fleet Sales



1.c

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 11/09/2023

MEETING DATE: November 21, 2023

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution Purchase

SUBJECT/REQUEST

Staff requests that the Board of Aldermen approve the purchase of a 2025 International from Rush Truck Center and necessary upfitting.

BACKGROUND/JUSTIFICATION

The Public Works Department replaces vehicles and equipment as necessary. Staff has identified the need to replace Unit 217, a 2003 Sterling which is used mainly for snow removal. In addition to the corrosion from the salt, parts for this vehicle are no longer available. This vehicle is over 20 years old and is at the end of its useful life and continues to need maintenance and repairs.

\$120,000 is budgeted from the Capital Sales Tax fund for the purchase of a new truck. The quoted price for the purchase of a new 2025 HV507 International is \$101,976. The cost of this vehicle has been pre-bid through the Missouri Kansas Council of Public Procurement (MKCPP) contract and is allowed through cooperative bid purchasing in the City's purchasing policy. The remaining budget would be used for upfitting, including the lights, radio, and decals.

RECOMMENDED MOTION

Motion to approve as submitted.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

This item has been reviewed and approved by the Special Sales Tax Review Committee on November 6, 2023.

FINANCIAL IMPACT

Contractor:

Rush Truck Center/Upfitting

1.c

Page 2 of 2

Amount of Request/Contract:	\$120,000
Amount Budgeted:	\$101,976/\$18,204
Account Name and #:	Capital Sales Tax - 205-62-00-100-57000

REVIEWED BY

Michael Graham
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Vehicle Purchase-Public Works 2025 HV507 International
2. Raytown SA plow chassis proposal 2024
3. Renewal # 62-24-4 MKCPP 2024 Model Year Metro Vehicle Bid

**SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)**

Document	Attached	If not attached, explain
Secretary of State:		Not Applicable
Certificate of Insurance:		Not Applicable
E-Verify Affidavits:		Not Applicable
E-Verify proof of enrollment:		Not Applicable
Bond:		Not Applicable
IRS Form W-9:		Not Applicable
Bid/RFP/RFQ: (submit all)		Not Applicable
Bid/RFP/RFQ Tabulation:		Not Applicable
Bid Waiver: Sole source or less than three bids		Not Applicable
Contractor address and email:		Rush Truck Center/gentryh@rushenterprise.com
Project Exemption Certificate needed:		Not Applicable
Governmental Cooperative Purchasing Agreement	X	
Quote	X	

A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF ONE (1) 2025 HV507 INTERNATIONAL AND NECESSARY EQUIPMENT FROM RUSH TRUCK CENTER OFF THE MISSOURI KANSAS COUNCIL OF PUBLIC PROCUREMENT COOPERATIVE BID IN AN AMOUNT NOT TO EXCEED \$120,000.00 FOR FISCAL YEAR 2023-2024

WHEREAS, the Public Works Department has a need for the acquisition of one (1) 2025 HV507 International and necessary equipment; and

WHEREAS, the City of Raytown, in the adoption of its purchasing policy has approved the practice of purchasing equipment from competitive bids awarded by other governmental entities through the cooperative bidding process; and

WHEREAS, the Missouri Kansas Council of Public Procurement has competitively bid and awarded a contract (62-24-4) to Rush Truck Center; and

WHEREAS, funds for such purpose are budgeted from the Capital Sales Tax and such expenditure has been reviewed and on November 6, 2023 was recommended by the Special Sales Tax Review Committee as being consistent with voter intent; and

WHEREAS, the City of Raytown finds it is in the best interest of the citizens of the City of Raytown to authorize and approve the purchase of one (1) 2025 HV507 International and necessary equipment from Rush Truck Center off the Missouri Kansas Council of Public Procurement Cooperative Bid (62-24-4) in an amount not to exceed \$120,000.00 for fiscal year 2023-2024.

THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the purchase of one (1) 2025 HV507 International and necessary equipment from Rush Truck Center off the Missouri Kansas Council of Public Procurement Cooperative Bid (62-24-4) in an amount not to exceed \$120,000.00 for fiscal year 2023-2024 is hereby authorized and approved; and

FURTHER THAT the City Administrator is hereby authorized to execute all documents necessary to this transaction and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day of November, 2023.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

Prepared For:

City of Raytown
JEFF MCGILL
5912 Lane
Raytown, MO 64166-
(816)358 - 4100
Reference ID: N/A

Presented By:

RUSH TRK CTR OF MO
Howard J Gentry
7700 NE 38TH ST.
KANSAS CITY MO 641619456
816-455-1833

Model Profile
2025 HV507 SFA (HV507)

AXLE CONFIG:	4X2
APPLICATION:	Front Plow with spreader
MISSION:	Requested GVWR: 35000. Calc. GVWR: 40000. Calc. GCWR: 80000 Calc. Start / Grade Ability: 32.62% / 3.55% @ 55 MPH Calc. Geared Speed: 76.1 MPH
DIMENSION:	Wheelbase: 160.00, CA: 85.00, Axle to Frame: 67.00
ENGINE, DIESEL:	{Cummins L9 330} EPA 2024, 330HP @ 2200 RPM, 1000 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 330 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-14-143A} Wide Track, I-Beam Type, 14,000-lb Capacity
AXLE, REAR, SINGLE:	{Dana Spicer S26-190D} Single Reduction, 26,000-lb Capacity, Driver Controlled Locking Differential, R Wheel Ends Gear Ratio: 5.57
CAB:	Conventional, Day Cab
TIRE, FRONT:	(3) 12R22.5 Load Range H HSR 3 (CONTINENTAL), 484 rev/mile, 75 MPH, All-Position
TIRE, REAR:	(4) 12R22.5 Load Range H HDR2+ (CONTINENTAL), 479 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, SINGLE:	31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
PAINT:	Cab schematic 100WK Location 1: 9219, Winter White (Std) Chassis schematic N/A

Description

Base Chassis, Model HV507 SFA with 160.00 Wheelbase, 85.00 CA, and 67.00 Axle to Frame.

TOW HOOK, FRONT (2) Frame Mounted

AXLE CONFIGURATION {Navistar} 4x2

FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.866" x 3.622" x 0.437" (276.0mm x 92.0mm x 11.1mm); 456.0" (11582mm) Maximum OAL

BUMPER, FRONT Swept Back, Steel, Heavy Duty

FRAME EXTENSION, FRONT Integral; 20" In Front of Grille

WHEELBASE RANGE 146" (370cm) Through and Including 195" (495cm)

AXLE, FRONT NON-DRIVING {Meritor MFS-14-143A} Wide Track, I-Beam Type, 14,000-lb Capacity

SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 14,000-lb Capacity, with Shock Absorbers

BRAKE SYSTEM, AIR Dual System for Straight Truck Applications

DRAIN VALVE {Bendix DV-2} Automatic, with Heater, for Air Tank

AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System

AIR DRYER {Wabco System Saver 1200} with Heater

BRAKE CHAMBERS, POSITION Relocated To Rear Of Rear Axle For Maximum Ground Clearance

BRAKE CHAMBERS, FRONT AXLE {Bendix} 20 SqIn

BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake

BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake

SLACK ADJUSTERS, FRONT {Gunite} Automatic

SLACK ADJUSTERS, REAR {Gunite} Automatic

AIR COMPRESSOR {Cummins} 18.7 CFM

AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab

AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Right Rail, Back of Cab, Perpendicular to Rail

DUST SHIELDS, FRONT BRAKE for Air Cam Brakes

DUST SHIELDS, REAR BRAKE for Air Cam Brakes

BRAKES, REAR {Meritor 16.5X7 P} Air S-Cam Type, Cast Spider, Cast Shoe, Double Anchor Pin, Includes Greaseable and Zinc Coated Anchor Pins, Size 16.5" X 7", 38,000-lb Capacity per Axle

BRAKES, FRONT {Meritor 16.5X5 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 5", 14,700-lb Capacity

STEERING COLUMN Tilting

STEERING WHEEL 4-Spoke; 18" Dia., Black

STEERING GEAR {Sheppard M100} Power

DRIVELINE SYSTEM {Dana Spicer} 1710, for 4x2/6x2

AFTERTREATMENT COVER Aluminum

EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab

TAIL PIPE (1) Turnback Type

Description

EXHAUST HEIGHT 10'

MUFFLER/TAIL PIPE GUARD (1) Aluminum

ELECTRICAL SYSTEM 12-Volt, Standard Equipment

CIGAR LIGHTER Includes Ash Cup

ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense

BODY BUILDER WIRING Back of Day Cab at Left Frame or Under Sleeper, Extended or Crew Cab at Left Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/Accessory Power/Ground and Sealed Connector for Stop/Turn

ELECTRIC TRAILER BRAKE/LIGHTS Accommodation Package to Rear of Frame; for Combined Trailer Stop, Tail, Turn, Marker Light Circuits; Includes Electric Trailer Brake Accommodation Package with Cab Connections for Mounting Customer Installed Electric Brake Unit, Less Trailer Socket

BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud

SPEAKERS (2) 6.5" Dual Cone Mounted in Doors

ANTENNA for Increased Roof Clearance Applications

RADIO AM/FM/WB/Clock/USB Input/Auxiliary Input

AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications

HORN, ELECTRIC Disc Style

BATTERY BOX Steel, with Plastic Cover, 18" Wide, 2-4 Battery Capacity, Mounted Right Side Back of Cab

JUMP START STUD Remote Mounted

WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time

CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade

TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights

HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on

STARTING MOTOR {Delco Remy 39MT} 12 Volt, Gear Reduced, with Thermal Over-Crank Protection

INDICATOR, LOW COOLANT LEVEL with Audible Alarm

ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened

CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses

TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender

HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord

ALARM, PARK BRAKE, TIMER Programmable Parameter to Change Alarm Trigger Time

HEADLIGHTS Halogen

LOGOS EXTERIOR Model Badges

LOGOS EXTERIOR, ENGINE Badges

GRILLE Stationary, Chrome

FRONT END Tilting, Fiberglass, with Three Piece Construction, for WorkStar/HV

PAINT SCHEMATIC, PT-1 Single Color, Design 100

Description

PAINT TYPE Base Coat/Clear Coat, 1-2 Tone

COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360

PROMOTIONAL PACKAGE Government Silver Package

CLUTCH Omit Item (Clutch & Control)

ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection

BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines

PTO EFFECTS, ENGINE FRONT Less PTO Unit, Includes Adapter Plate on Engine Front Mounted

ENGINE, DIESEL {Cummins L9 330} EPA 2024, 330HP @ 2200 RPM, 1000 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 330 Peak HP (Max)

FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed

RADIATOR Aluminum, Cross Flow, Front to Back System, 1228 SqIn, with 1167 SqIn Charge Air Cooler, Includes In-Tank Oil Cooler

AIR CLEANER Single Element, with Integral Snow Valve and In-Cab Control

EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2024

THROTTLE, HAND CONTROL Engine Speed Control; Electronic, Stationary, Variable Speed; Mounted on Steering Wheel

ACCESSORY WIRING, SPECIAL for Road Speed Wire Coiled Under Instrument Panel for Customer Use

EPA IDLE COMPLIANCE Low NOx Idle Engine, Complies with EPA Clean Air Regulations; Includes "Certified Clean Idle" Decal on Hood

CARB IDLE COMPLIANCE Does Not Comply with California Clean Air Idle Regulations

ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls and Starter Lockout, with Ignition Switch Control, for Cummins B6.7 and L9 Engines

CARB EMISSION WARR COMPLIANCE Does Not Comply with CARB Emission Warranty

TRANSMISSION, AUTOMATIC {Allison 3000 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway

TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission

TRANSMISSION OIL Synthetic; 29 thru 42 Pints

ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223

NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released

TRANSMISSION TCM LOCATION Located Inside Cab

SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming

PTO LOCATION Customer Intends to Install PTO at Left Side of Transmission

AXLE, REAR, SINGLE {Dana Spicer S26-190D} Single Reduction, 26,000-lb Capacity, Driver Controlled Locking Differential, R Wheel Ends . Gear Ratio: 5.57

SUSPENSION, REAR, SINGLE 31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs

FUEL/WATER SEPARATOR {Racor 400 Series} 12 VDC Electric Heater, Includes Pre-Heater, with Primer Pump, Includes Water-in-Fuel Sensor, Mounted on Engine

FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 16" Tank Depth, 50 US Gal (189L), Mounted Left Side, Under Cab

DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab

Description

CAB Conventional, Day Cab

AIR CONDITIONER with Integral Heater and Defroster

GAUGE CLUSTER Base Level; English with English Electronic Speedometer

GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission

GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} Mounted in Instrument Panel

IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster

SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, with 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust

GRAB HANDLE, EXTERIOR Chrome, Towel Bar Type, with Anti-Slip Rubber Inserts, for Cab Entry Mounted Left Side at B-Pillar

SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Vinyl

MIRRORS (2) C-Loop, Power Adjust, Heated, Black Heads and Arms, 7.5" x 14" Flat Glass, Includes 7.5" x 7" Convex Mirrors, for 102" Load Width

CAB INTERIOR TRIM Classic, for Day Cab

MONITOR, TIRE PRESSURE Omit

WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature

CAB REAR SUSPENSION Air Bag Type

INSTRUMENT PANEL Flat Panel

ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab

WHEEL, SPARE, DISC {Accuride 28828} 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, with .472" Thick Increased Capacity Disc

WHEELS, FRONT {Accuride 28828} DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and with Steel Hubs

WHEELS, REAR {Accuride 28828} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 2-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and with Steel Hubs

TIRE, SPARE Equal to Model Standard

(3) TIRE, FRONT 12R22.5 Load Range H HSR 3 (CONTINENTAL), 484 rev/mile, 75 MPH, All-Position

(4) TIRE, REAR 12R22.5 Load Range H HDR2+ (CONTINENTAL), 479 rev/mile, 75 MPH, Drive

Services Section:

WARRANTY Standard for HV507, HV50B, HV607 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2025A

pk MD

This proposal is subject to material surcharges and production availability

Pricing is off the current MKCPP contract # 62-24-4

(US DOLLAR)	
Description	Price
Net Sales Price:	\$101,976.00
Approved by Seller:	Accepted by Purchaser:
Official Title and Date	Firm or Business Name
Authorized Signature	Authorized Signature and Date

This proposal is not binding upon the seller without
Seller's Authorized Signature

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.



CLAY COUNTY

PURCHASING DEPARTMENT

RENEWAL AGREEMENT

RENEWAL NO:	62-24-4	PURCHASING SPECIALIST II	PATRICK WEST
TITLE	MIKCPP 2024 MODEL YEAR METRO VEHICLE BID RENEWAL	PHONE	816.407.3630
ISSUE DATE	9/ 26/ 2023	FAX:	816.407.3641
		EMAIL:	PWEST@CLAYCOUNTYMO.GOV

TO:	RUSH TRUCK CENTERS
	HOWARD GENTRY
	7700 NE 38th STREET
	KANSAS CITY, MISSOURI 64161
PHONE	816.455.1833
E-MAIL:	HOWARD.GENTRY@SUMMITTRUCKGROUP.COM

gentryh@rushenterprises.com

RETURN RENEWAL AGREEMENT BY E-MAIL, MAIL, COURIER OR FAX:

CLAY COUNTY
ATTN: ~ PURCHASING DEPARTMENT
16 W. FRANKLIN STREET
LIBERTY, MISSOURI 64068

DELIVER SUPPLIES/ SERVICES/ INVOICES FOB (Free On Board) DESTINATION TO THE FOLLOWING ADDRESS:

COUNTYWIDE
CLAY COUNTY ADMINISTRATION BUILDING
1 COURTHOUSE SQUARE
LIBERTY, MO 64068

SIGNATURE REQUIRED

Rush Truck Center of Missouri, Inc dba Rush Truck Center, Kansas City		HOWARD GENTRY		New Truck Sales	
Company Name		Authorized Representative (Print)		Title	
7700 NE 38th St.					
Street Address		Authorized Signature			
Kansas City, MO 64161	Clay	10/17/2023		46-2846715	
City/ State/ Zip	County	Date		Company Tax ID No.	
816-455-1833	816-455-2796	gentryh@rushenterprises.com			
Telephone No.	Facsimile No.	E-Mail			
☒ Corporation ☐ Individual ☐ State/Local Government ☐ Partnership ☐ Sole Proprietor ☐ IRS Tax-Exempt					
Vendor Tax Filing Type with IRS (Check One)					

AGREEMENT TITLE: MKCPP 2024 MODEL YEAR METRO VEHICLE BID RENEWAL

AGREEMENT PERIOD: NOVEMBER 21, 2023 TO NOVEMBER 20, 2024

Clay County hereby exercises its option to renew the above referenced agreement for the **fourth of four** possible renewals unless either party notifies the other of intent not to renew, modify or alter terms of the agreement. Notifications must be in writing within a minimum of 30 days prior to the end of an annual renewal period.

Vendors MUST meet the Minimum Standard Specification of every item listed in the Standard Vehicle portion of the Detailed Specifications of Exhibit A for all vehicles bid. If Minimum Standard Specifications cannot be met, Vendor shall note such exceptions in Exhibit A. If Make/Model has additional Standard Equipment not listed in Minimum Standard Specifications, Vendor must list Equipment and Manufacturer's Codes for all additional Standard Equipment not listed using a separate sheet noting Item Number, Group Number, Equipment Description, and Manufacturer Code(s). Vendor shall supply an available options sheet for every vehicle bid, including any Manufacturer Codes and pricing that reflects requested MSRP discount from Exhibit A; Table 5. Such options will generally be considered "OEM" (original equipment manufacturer), but may be from other suppliers that the OEM may utilize and/or may be considered part of the OEM's standard line of products for the vehicle involved. The options would normally be readily available from the "factory" when the OEM is building the vehicle and would normally be expected to be listed in the OEM's offering of options.

EXHIBIT A: RENEWAL PRICING TABLE

N/A on Items 5-9

ITEM NO.	GROUP NO.	VEHICLE TYPE	VEHICLE MAKE	VEHICLE MODEL	QTY.	BASE PRICE INCLUDING STANDARD OPTIONS
	1	Group No. 1 Minimum Specifications for All Heavy Duty Trucks are as Follows: Driver Air Bag, Arm Rests – All Doors, Factory Air Conditioning, Factory Auxiliary 12 Volt Outlet, Factory Power Steering, Factory Cruise Control and Tilt Wheel, Heavy Duty Increased Cooling System, 12 Volt Electrical System, Rubber Floor Covering, Gauges – Oil, Amp, Temperature, Fuel Minimum, Tinted Windows – All, Full Length Factory Headliner, Electric Horns, Day/Night Inside Mirror, AM/FM Factory Radio, Spare Tire and Wheel, Same Size as Vehicle Tires, Dual Sun Visors, Intermittent Wipers.				
4	1	17,500 GVWR Cab & Chassis	International	CV515	ea.	\$60,654.00
5	1	21,000 GVWR Cab & Chassis	International	MV607	ea.	\$72,076.00
6	1	29,000 GVWR Cab & Chassis	International	HV507	ea.	\$75,220.00
7	1	34,000 GVWR Cab & Chassis	International	HV507	ea.	\$83,924.00
8	1	56,000 GVWR Cab & Chassis	International	HV507	ea.	\$94,186.00
9	1	66,000 GVWR Cab & Chassis, Cab & Chassis Conventional 6x4	International	HV507	ea.	\$99,778.00

RENEWAL PRICING TABLE 2: OTHER REQUIRED PRICING

The Vendor must state below all other applicable costs necessary to satisfy the mandatory requirements of the original IFB. Unless stated in Exhibit A, the County shall assume that absolutely no other fees or delivery charges, including upgrade fees, will be assessed to the County whatsoever in connection with the MKCPP 2024 Model Year Metro Vehicle Bid herein and to satisfy the original IFB requirements.

DESCRIPTION / COMMENTS	UNIT OF MEASURE	UNIT PRICE
Delivery Price	Per Mile	Included
Guaranteed Not To Exceed Total Delivery Price	Per Vehicle	Comply
Vehicles will be delivered from	Location (City and State)	Kansas City, MO

EXHIBIT A, continued

RENEWAL PRICING TABLE 3: OPTIONAL PRICING: Alternative Fuel Options

The Vendor may provide firm, fixed pricing for Alternative Fuel Options for Vehicles listed in Pricing Table 1, for the proposed MKCPP 2024 Model Year Metro Vehicle Bid solution. **Additional Vehicles Alternative Fuel Options may be listed on Separate Pages using Pricing Table 3 format.**

DESCRIPTION / COMMENTS	UNIT PRICE
Pricing Table 1; Group Number:	
Pricing Table 1; Item Number:	
Alternative Fuel Package: Fuel Option and Base Price each Net	\$ NO BID
Alternative Fuel Option: CNG, LPG, P/H/ EV, E85, B20	
Alternative Fuel Operation: Dedicated, Bi-Fuel or Flex Fuel	
Gas Gallon Equivalent (How much fuel on board)	
GGE Gas Gallon Equivalent - Option 1 Tank Size	\$ NO BID
GGE Gas Gallon Equivalent - Option 2 Tank Size	\$ NO BID
Manufacturer and Model of conversion system	
Current or Pending EPA or CARB Certification No. (If no cert no., please explain):	
OEM Supported (Vendor has QVM or SVM status or equivalent: yes or no)	
Drop ship code (if applicable)	

RENEWAL PRICING TABLE 4: OPTIONAL PRICING

DESCRIPTION / COMMENTS	UNIT OF MEASURE	UNIT PRICE
Minimum Guaranteed Trade-In Valuation	Each	PER UNIT BASES, CONTACT VENDOR

RENEWAL PRICING TABLE 5: EQUIPMENT DISCOUNT

During the Course of the Agreement Year, the using Departments, Agencies and/ or other Jurisdictions May Need to Order <u>Optional Equipment</u> or <u>Items Not Specifically Listed Above</u> . Please State Below, Any Discounts for Such Purposes, from Your Listed Prices.		
Discount off MSRP list price		0 to 10% depending on model %

All other terms, conditions and provisions of the agreement shall remain the same and apply hereto. The Vendor shall sign and return this document, along with completed pricing.

THIS RENEWAL NOTICE DOES NOT CONSTITUTE AN AUTHORIZATION FOR SHIPMENT OF EQUIPMENT OR SUPPLIES OR A DIRECTIVE TO PROCEED WITH SERVICES

Pricing is subject to adjustment at anytime to offset Rush's increases in the cost of supplies or freight, or as a result of other charges imposed on Rush by its suppliers ("Price adjustment"). On request, Rush will provide documentation supporting such price adjustment. Price adjustments will be passed through by Rush at Rush's cost with no increase.

OEM build schedules and delivery time frames cannot be guaranteed at this time. Rush will make every effort to deliver as soon as possible from time of receipt of order, but any dates given are estimates only and are subject to change at any time.

**CLAY COUNTY**

RNL No. 62-23

MKCPP 2024 MODEL YEAR METRO VEHICLE BID RENEWAL**ORIGINAL RESOLUTION: 2019-391**

THIS **RENEWAL AGREEMENT**, MADE THIS _____ DAY OF _____, 2023 is herein called Term and Supply Agreement for MKCPP 2024 Model Year Metro Vehicle Bid Renewal between Clay County Missouri (hereinafter "County") and Rush Truck Center (hereinafter "Vendor").

WHEREAS, the County has caused to be prepared certain Agreement documents, General Terms and Conditions, Special Conditions and/or Specifications, Invitation for Bid for Term and Supply Agreement and any special bid clauses/addenda listed under Special Attachments below (hereinafter "Agreement Documents"), said Agreement Documents setting forth such equipment, supplies, labor and/or services to be furnished as therein fully described; and

WHEREAS, Vendor did on the 22nd day of October 2019 file with the County their Bid to furnish such equipment, supplies, labor and/or services, as specified; and

WHEREAS, the said Agreement Documents adequately and clearly describe the terms and conditions upon which the Vendor is to furnish such equipment, supplies, labor and/or services as specified; and

WHEREAS, All other aspects of the original Agreement will remain in effect for the duration of the Agreement term stated above including any addendums and/or modifications; IT IS AGREED.

1. Clay County, Missouri acting through its Purchasing Agent and upon approval of the Authorized Agent of the County does hereby accept, with modifications, if any, the Bid of Rush Truck Center formerly Summit Truck Group.
2. The Vendor's Bid and the County's Agreement Documents are the agreement between the parties hereto; that both parties hereby accept and agree to the terms and conditions of said Bid and Agreement Documents, and that the parties continue to be bound thereby and that the compensation to be paid the Vendor is as set forth in the Vendor's bid.
3. That this Renewal Agreement shall be effective for the Agreement period from November 21, 2023 to November 20, 2024.
4. No financial obligation shall accrue against the County until Vendor makes delivery pursuant to order of the Purchasing Agent and/or their approved designee.
5. This Agreement may be terminated by either party upon thirty (30) days prior notice in writing to the other party. The County may terminate this Agreement immediately, under breach of Agreement, if the Vendor fails to perform in accordance with the terms and conditions. In the event of any termination of Agreement by the Vendor, the County may purchase such supplies and/or services similar to those so terminated, and for the duration of the Agreement period the Vendor will be liable for all costs in excess of the established Agreement pricing.
6. This is the **fourth of four** possible renewal periods of this Agreement. The Agreement pricing identified in Exhibit A, the attached renewal and pricing agreement will be in effect for the duration of this Agreement term stated in paragraph 3.

IN WITNESS WHEREOF, the parties have set their hands and seals the date and year first above written. The parties represent that the signatories below have full authority and authorization to sign on behalf of the respective parties.

APPROVED:_____
Purchasing_____
Expenditure Authority
Rush Truck Center

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 11/14/2023

MEETING DATE: November 21, 2023

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

Board of Aldermen consideration and approval of an application filed by Ivan Chiang of Four Gem Homes, seeking approval of a Rezoning (RZ) from "R-P-3," (Planned High Density Residential) to "R-P-3," (Planned High Density Residential) for the construction of residential villas for persons over the age of fifty-five (55) years on eleven (11) parcels addressed as 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, and 5831 Hunter Court.
--

BACKGROUND/JUSTIFICATION

In 2005, the Final Plat for Blue Ridge Villas was approved along with a Planned Development which allowed for the construction of 34 one-story dwelling units for persons over the age of fifty-five (55) years to be located within nine (9) buildings, each dwelling unit established on its own lot. The remainder of the property located within the development, which included the open space around each building, storm water drainage system, detention basin and central common area with a gazebo, walkways and landscaping, was designated to be held in common and maintained by the development's homeowner's association. This application also included the designation of Hunter Court as a private street.

All public improvements were installed in 2007, and two (2) of the buildings, which consisted of seven (7) townhomes, were constructed at the south end of the property. The other parcels have remained undeveloped.
--

In 2019, a Final Plat for Turnleaf Villas was approved along with a new Planned Development, which replaced the residential villas on Lots 5, 6, and 7 of the Blue Ridge Villas Plat with a senior care center. The Final Plat was never recorded with the Jackson County Recorder of Deeds, so it is not recognized as the legal plat.
--

Now the property owner seeks to return to the originally approved use, which was for individual residential villas, without the senior care facility. Because the Final Plat for Turnleaf Villas is not legally recognized these properties remain within the Blue Ridge Villas subdivision and are platted for the construction of residential villas. The applicant is seeking to rezone out of the Turnleaf Villas Planned Development and return to a Planned Development similar to the originally approved Blue Ridge Villas.
--

The Board of Aldermen held a public hearing of this item during the November 14, 2023 Raytown Board of Aldermen meeting.

RECOMMENDED MOTION

Staff recommends approval with conditions. The Planning & Zoning Commission voted (7-0) on October 5, 2023, to recommend approval of the application with conditions contained in the staff report. The attached Ordinance contains the recommended conditions. The applicant was present as the Conditions of Approval were individually explained.

PREVIOUS ACTION**COMMISSION/COMMITTEE REVIEW**

Planning & Zoning Commission recommended approval subject to conditions outlined in the staff report on October 5, 2023.

FINANCIAL IMPACT

Contractor:	
Amount of Request/Contract:	
Amount Budgeted:	
From Account Name and #:	Amount:
To Account Name and #:	Amount:

REVIEWED BY

Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord Four Gem Homes Rezoning
2. PZ.2023.07_Hunter.Ct_Rezoning
3. Oct.5.2023_PC.Minutes

**SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)**

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		

Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

AN ORDINANCE APPROVING A REZONING FROM R-P-3, HIGH DENSITY RESIDENTIAL TO R-P-3, HIGH DENSITY RESIDENTIAL FOR THE PROPERTIES AT 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, AND 5831 HUNTER COURT, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2023-07, was duly submitted on or about August 18, 2023, by Ivan Chiang of Four Gem Homes, requesting approval of a Rezoning from R-P-3, High Density Residential, to R-P-3, High Density Residential for the properties addressed as 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, and 5831 in the City of Raytown, Jackson County, Missouri (the "Application"); and

WHEREAS, the Application was considered by the Planning Commission on October 5, 2023, and by a vote of 7 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

WHEREAS, after opening the public hearing, considering all testimony and the record, and then closing the public hearing, the Board of Aldermen finds and declares that the provisions hereinafter contained and enacted are in pursuit of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the Application.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – APPROVAL OF REZONING. That the Application for approval of a Rezoning from R-P-3 High Density Residential to R-P-3 High Density Residential on properties located at 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, and 5831 in the City of Raytown, Jackson County, Missouri is hereby approved.

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Rezoning on properties located at 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, and 5831 in the City of Raytown, Jackson County, Missouri is hereby approved, subject to the following conditions as contained in the staff report and as approved by the Planning Commission:

1. The residents of the development shall not be younger than fifty-five (55) years of age, as described in the covenants and restrictions for the property and enforced by the Homeowners Association. The City shall not be responsible for enforcing the provisions of the covenants and restrictions regarding the property.
2. On-street parking along Hunter Court shall be limited only to that area located on the inset area along the east and west side of the central green space as shown on the Blue Ridge Villas Pre-Development Plan, dated November 17, 2005.
3. A Homeowners Association shall continue to be responsible for the ownership and maintenance of the central green space, Hunter Court, all grass areas on the property, sidewalks, storm sewers and the stormwater detention basin.
4. Landscaping will be installed and maintained in a manner consistent to the originally approved Blue Ridge Villas PD, which noted a variety of diverse trees to be planted such as European Hornbeam and/or Columnar Maples of the Red Maple and/or Norway Maple varieties to the English Oak varieties, or a new Landscape Plan shall be submitted for review and approval.

5. Porches shall be constructed on the front of each unit and shall have the following design features:
 - a. A minimum depth of eight (8) feet;
 - b. The floor of the porch and the railing shall extend a minimum of four (4) feet in front of an adjoining garage door;
 - c. A roof with a minimum depth of seven (7) feet shall be constructed over each porch; and,
 - d. A railing shall extend around the perimeter of the porch.
6. The primary materials on the exterior facades of each unit facing a street shall consist of either concrete-board siding, brick, stone or stucco and that vinyl siding, wood or other material shall be used only as a secondary material on such facades.
7. Units A and C on Lots 2, 3, and 4 shall extend a minimum of five-feet (5') in front of Unit B and the Units B and D on Lot 8 shall extend a minimum of five-feet (5') in front of Unit C.
8. All development, except as otherwise noted in this ordinance, shall be in accordance with the Design Manual dated November 17, 2005, and the Site Plan.

SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 21st day of November 2023.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney



Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Rezoning PZ-2023-07

Planning & Zoning Meeting Date: October 5, 2023

Board of Aldermen Date: November 14, 2023



Applicant: Ivan Chiang | Four Gem Homes

Location: 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, and 5831 Hunter Ct.

Property Owner: Four Gem Homes, LLC.

Ward: Ward 3

Project Summary: The applicant is requesting a Rezoning from “R-P-3” (Planned High Density Residential) to “R-P-3” (Planned High Density Residential) for the construction of residential villas for persons over the age of fifty-five (55) years.

Staff Recommendation: Staff recommends **Approval with Conditions** of the Rezoning Application. Conditions are outlined below.

Background Information:

In 2005, the Final Plat for Blue Ridge Villas was approved along with a Planned Development which allowed for the construction of 34 one-story dwelling units for persons over the age of 55 years to be located within nine (9) buildings, each dwelling unit established on its own lot. The remainder of the property located within the development, which included the open space around each building, storm water drainage system, detention basin and central common area with a gazebo, walkways and landscaping, was designated to be held in common and maintained by the development’s homeowner’s association. This application also included the designation of Hunter Court as a private street.

All public improvements were installed and in 2007, and two (2) of the buildings, which consisted of seven (7) townhomes, were constructed at the south end of the property. The other parcels have remained undeveloped.



In 2019, a Final Plat for Turnleaf Villas was approved along with a new Planned Development, which replaced the residential villas on “Lot B” of the Turnleaf Villas plat with a senior care center. The Final Plat was never recorded with the Jackson County Recorder of Deeds, so it is not recognized as the legal plat.

Now the property owner seeks to return to the originally approved use, which was for individual residential villas, without the senior care facility. Because the Final Plat for Turnleaf Villas is not legally recognized, the properties remain within the Blue Ridge Villas subdivision and are platted for the construction of residential villas. The applicant is seeking to rezone out of the Turnleaf Villas Planned Development and return to a Planned Development similar to the originally approved Blue Ridge Villas.

Total Land Area: 0.33 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **September 15, 2023**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **September 14, 2023**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on Wednesday, September 20, 2023. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	“R-1” (Low Density Residential)	Single Family Homes
South:	“R-1” (Low Density Residential)	Single Family Homes
East:	“R-1” (Low Density Residential)	Single Family Homes
West:	“R-2” (Medium Density Residential)	Duplexes

Street Classification: Hunter Court is classified as a Private Street.

Vehicular and Pedestrian Access: Hunter Court, a privately-owned street, connects to 59th Street, a Collector Street. Five-feet (5') ADA-compliant sidewalks are constructed along both sides of Hunter Court and will be required for the rest of the development.

Rezoning Application Factors To Be Considered:

1. The Character of the Neighborhood:

The neighborhood is residential in nature, consisting mostly of single-family homes. Some medium-density residential exists to the west and a few units of the Blue Ridge Villas original plat exist on the south of the Planned Development area.

2. Zoning and current uses of nearby properties:



The zoning of the property is "R-P-3" (Planned High Density Residential). The current Planned Development includes the construction of a senior care facility. The proposed zoning is "R-P-3" (Planned High Density Residential). The newly proposed Planned Development is for the construction of residential style villas for persons over the age of 55.

3. Suitability of Zoning for current use:

The current properties remain undeveloped, except for two (2) buildings that were constructed in 2007 at the southern end of the property. The proposed zoning would allow the properties to be developed as residential units, either for sale or rent.

4. Detrimental effects to nearby properties if Rezoning is approved:

If the zoning is approved, the site will be developed as residential villas. This will naturally increase traffic and noise in the area, however, anticipated traffic and noise generated is expected to be minimal, and less than an average neighborhood due to the age restriction to people who are 55 and older.

5. The length of time the property has been vacant:

According to records, the subject parcels have never been developed.

6. Consideration of public interest:

a. Public Health:

The proposed Planned Development will create 27 new townhomes in the area. This will help to foster public health and safety.

b. Public Safety:

The Planned Development is comparable to the previously approved Blue Ridge Villas. This development is planned in such a way to encourage "eyes on the street," due to the implementation of sidewalks on both sides of the street frontage, shallow front setbacks, and large front porches. These features encourage public safety and social connections.

c. Public Welfare:

As stated above, the approval of the Planned Development is expected to benefit public welfare due to its creation of 27 homes and a the creation of walkable neighborhood.

7. Impacts on public services and utilities:

Public improvements and utility infrastructure are already in place to accommodate the construction of the residential villas. Staff does not believe the demand will exceed the area's ability to accommodate it.



8. Conformance with the Comprehensive Plan:

The Comprehensive Plan, adopted in 1996, designates the area for Single Family Homes. In 2005, the properties were rezoned to "R-P-3" (Planned High Density Residential) for the construction of single-family residential villas. In 2019, approval was granted for Turnleaf Villas, which included a senior care facility. The proposed Planned Development is solely for the construction of the residential villas, and not for the senior care facility. This use will bring the properties more in conformance with the Comprehensive Plan.

TECHNICAL STUDIES

According to Section 50-560(b)(3) of the Municipal Code, the Director may deem necessary the submission of technical studies to enable the Planning Commission or the Board of Aldermen to fully evaluate the application. Examples of technical studies that may be required shall include, but not be limited to, traffic studies, engineering studies, geologic or hydro geologic studies, flood studies, environmental impact assessments, noise studies, photometric plans (for outdoor lighting) or surface water management/drainage studies.

Technical Studies Required at This Time:

No technical studies are required at this time.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
 - NONE
- **Items that are conditions of approval:**
 - NONE
- **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
 - NONE

ATTACHMENTS:

- Zoning Map
- Site Photos
- Application
- Street Classification Map
- Affidavit of Publication
- Mailing List (185 ft. from property boundary lines)
- Mailing List Buffer Map (185 ft. from property boundary lines)
- Photos of Land Use Action Sign



- Neighborhood Letter
- Neighborhood Meeting Sign-In Sheet
- Summary of Neighborhood Meeting
- Warranty Deed

Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

RECOMMENDATION:

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **RZ-2023-07** for the subject parcels located at 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, & 5831 Hunter Ct. from "R-P-3" (Planned High Density Residential) to "R-P-3" (Planned High Density Residential), in a manner consistent with the general design concept provided by the applicant and contained in this staff report, and as modified by the recommended conditions listed below. These conditions are only required to be met pursuant to approval of this Rezoning application by the Board of Aldermen:

1. The residents of the development shall not be younger than 55 years of age, as described in the covenants and restrictions for the property and enforced by the Homeowners Association. The City shall not be responsible for enforcing the provisions of the covenants and restrictions regarding the property.
2. On-street parking along Hunter Court shall be limited only to that area located on the inset area along the east and west side of the central green space as shown on the Blue Ridge Villas Pre-Development Plan, dated November 17, 2005.
3. A Homeowners Association shall continue to be responsible for the ownership and maintenance of the central green space, Hunter Court, all grass areas on the property, sidewalks, storm sewers and the stormwater detention basin.
4. Landscaping will be installed and maintained in a manner consistent to the originally approved Blue Ridge Villas PD, which noted a variety of diverse trees to be planted such as European Hornbeam and/or Columnar Maples of the Red Maple and/or Norway Maple varieties to the English Oak varieties, or a new Landscape Plan shall be submitted for review and approval.
5. Porches shall be constructed on the front of each unit and shall have the following design features:
 - a. A minimum depth of eight (8) feet;
 - b. The floor of the porch and the railing shall extend a minimum of four (4) feet in front of an adjoining garage door;
 - c. A roof with a minimum depth of seven (7) feet shall be constructed over each porch; and,
 - d. A railing shall extend around the perimeter of the porch.
6. The primary materials on the exterior facades of each unit facing a street shall consist of either concrete-board siding, brick, stone or stucco and that vinyl siding, wood or other material shall be used only as a secondary material on such facades.
7. Units A and C on Lots 2, 3, and 4 shall extend a minimum of five-feet (5') in front of Unit B and the Units B and D on Lot 8 shall extend a minimum of five-feet (5') in front of Unit C.
8. All development, except as otherwise noted in this ordinance, shall be in accordance with the Design Manual dated November 17, 2005, and the Site Plan.



Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

ZONING MAP





Community Development Department
Planning and Zoning Division
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Facing one of the already-constructed Villas in the subdivision:

(Proposed Villas will be similar)





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Looking North on the Eastern edge of the property:

(The site of Lots 6 & 7)





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Shared Common Space in the Center of the neighborhood:

(Green Space and Gazebo)



Turnleaf Villas Senior Community

Lots 5 – 7 Prior Development Plan





Blue Ridge Villas Aerial View





Lots to be rezoned

Lots 5, 6 & 7

56°42'17"E 328.78'

SANITARY SEWER EXIST.
TO CITY OF BALTIMORE, MD
BY 305. NO. 2008 E 001327



Certificate of Need

Extension Denied



MHFRC

Missouri Health Facilities Review Committee

P.O. Box 570, Jefferson City, MO 65102

Voice: (573) 751-6403 Fax: (573) 751-7894

Website: <http://health.mo.gov/information/boards/certificateofneed>

Senator Lincoln P. Hough, Chair Representative Ben Baker, Vice Chair
Senator Doug Beck Andrew H. Grimm Representative Steve Butz Dr. Patricia Komoroski Michael J. Prost

July 24, 2023

Thomas R. Piper
611 Hobbs Road
Jefferson City, MO 65109

**SUBJECT: #5653 RS: Turnleaf Village Senior Community
Certificate of Need**

Dear Mr. Piper:

On July 24, 2023, the Missouri Health Facilities Review Committee denied your request for an eighth extension to May 6, 2024 for the above-referenced project.

If you have questions, please contact the Certificate of Need Program staff. Thank you for your cooperation in the CON process.

Sincerely,

Senator Lincoln P. Hough, Chair

LH/ac

Certificate of Need required for building Assisted Living (AL) and Memory Care (MC) Facilities at Blue Ridge Villas was denied an extension on July 24, 2023 by the Missouri Health Facilities Review Committee. Thus, building AL & MC facilities at Blue Ridge Villas is no longer permitted.

Blue Ridge Villas Lots 5 – 7

New Plan

Revert back to the previously 2005 approved Development Plan

- Zoning = R-P-3 Planned Unit Development
- Lot 5 – Build 5x Townhomes for Active Seniors
- Lot 6 – Build 3x Townhomes for Active Seniors
- Lot 7 – Build 3x Townhomes for Active Seniors from 2x Townhomes

Case Number PC 2023-07
Date Received 8-4-2023

**CITY OF RAYTOWN
APPLICATION FOR REZONING**

PART I BACKGROUND INFORMATION

1. This request applies to property at the following address:
5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829 & 5831 Hunter Ct.
Legal Descriptions: Blue Ridge Villas Units A, B, C, D & E Lot 5, Units A, B & C Lot 6 and Units A, B & C Lot 7.
2. The name (s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
Four Gem Homes LLC	1038 Bastanchury Rd. #200, Fullerton, CA 92835	949-232-3054
Currently: PO Box 3158, Tustin, CA 92781-3158		

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

Name	Address	Phone
Tim Hadley	310 NW Englewood Rd, Kansas City, MO 64118	816-452-4200

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

Vacant land/lots-Parcels

5. We propose that the zoning of the property be changed from R-P-3 to R-P-3.

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

<u>Structure</u>	<u>Height</u>
None	N/A

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

Current zoning/use is not suitable for development by potential acquirers who propose to develop residential dwelling units similar in use and purpose to existing units in Blue Ridge Villas.

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

None. No detrimental effects are foreseen nor expected on nearby parcels.

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

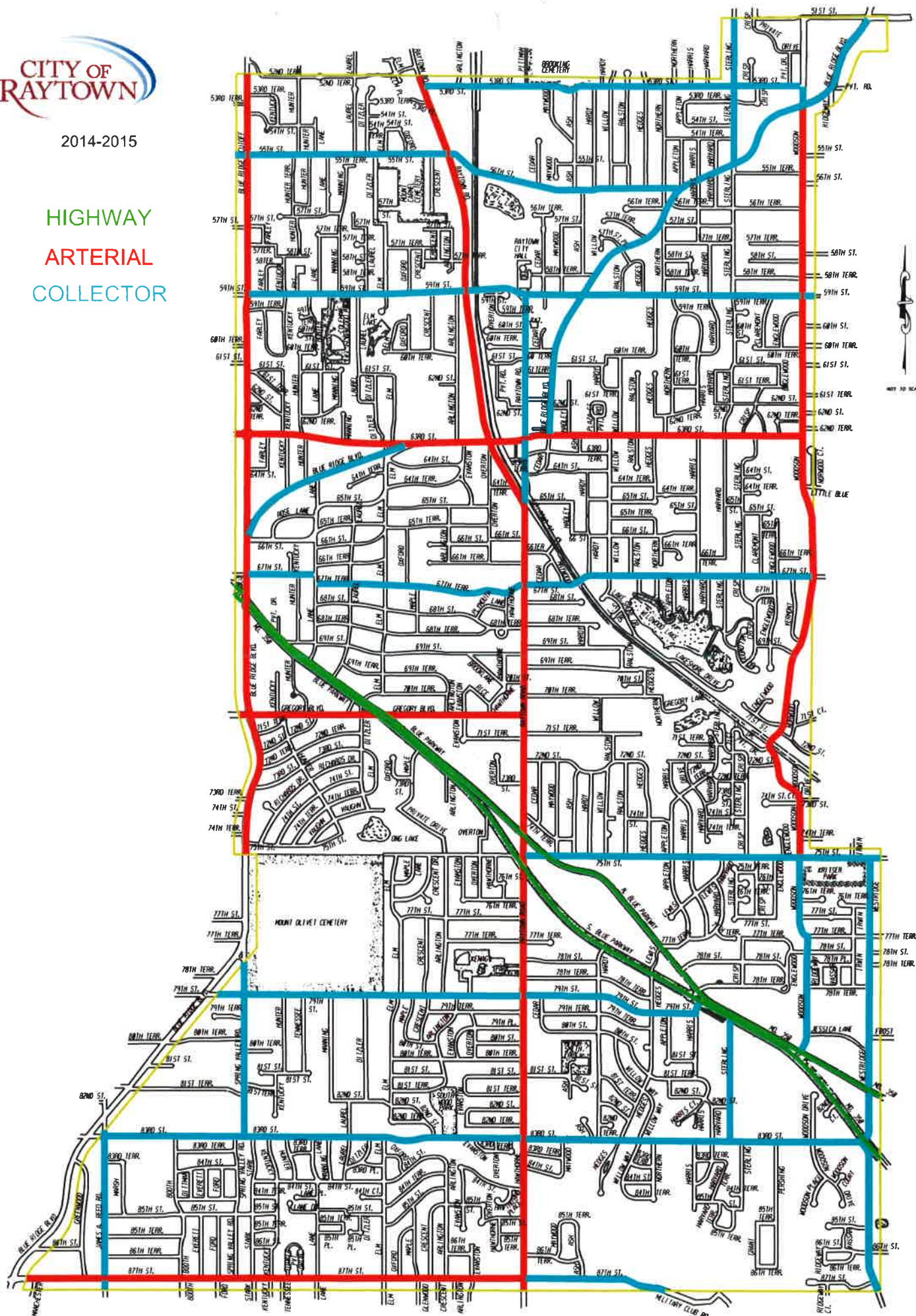
The property has been vacant land for much longer than a decade.

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

The owner will be unable to sell the property to interested/potential buyers resulting in total loss of his investment.
An acquirer plans to construct structures that are similar to and conforming to nearby units.

2014-2015

HIGHWAY
ARTERIAL
COLLECTOR



Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 2539241, 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825,
5827, 5829, & 5831 Hunter Court, Raytown, Missouri

State of MO

County of Jackson

I, Amanda Loyet, being duly sworn, depose and say: that I am the Authorized Designee of Kansas City Daily Record, a daily newspaper of general circulation in Kansas City, County of Jackson, State of MO; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the Kansas City Daily Record once each day for 1 consecutive days; and that the date of the publication were as follows: 09/15/2023.

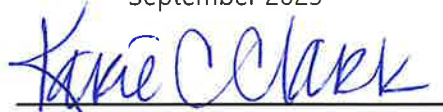
Publishers fee: \$73.08

By:

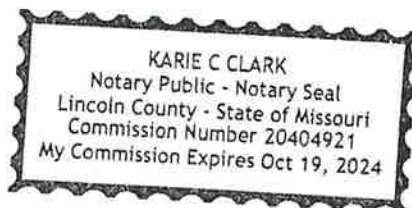

Amanda Loyet

Sworn to me on this 18th day of
September 2023

By:



Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2024



Notice of Public Hearings

Affected Property: 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, & 5831 Hunter Court, Raytown, Missouri

Jackson County Parcel ID # 32-830-08-81-00-0-00-000, 32-830-08-82-00-0-00-000, 32-830-08-83-00-0-00-000, 32-830-08-84-00-0-00-000, 32-830-08-85-00-0-00-000, 32-830-08-86-00-0-00-000, 32-830-08-87-00-0-00-000, 32-830-08-88-00-0-00-000, 32-830-08-89-00-0-00-000, 32-830-08-90-00-0-00-000, 32-830-08-91-00-0-00-000

A public hearing to consider a Rezoning application from R-P-3 (High-Density Residential Planned Zoning Overlay) to R-P-3 (High Density Residential Planned Zoning Overlay) filed by the property owner, Four Gem Homes, LLC, of Tustin California for eleven (11) properties addressed as 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, & 5831 Hunter Court, in Raytown, Missouri will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, October 5, 2023. The packet and agenda should be available for viewing on the City of Raytown's website on Friday, September 29, 2023.

The Raytown Board of Aldermen will also hold a public hearing to consider this Rezoning application, tentatively scheduled for 7:00pm on Tuesday, November 14, 2023.

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

The public is invited to attend the public hearings to ask questions and provide comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at shanak@raytown.mo.us.

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

2539241 Jackson Sep. 15, 2023

Public Notice Addresses
(Properties within 185 ft of property boundaries):

FID_Parc	SitusAddre	SitusCity	SitusSt	SitusZipCo	owner	owneraddre
12145	5813 KENTUCKY AVE	RAYTOWN	MO	64133	BOYKIN COURTNEY D	17016 E 44TH ST
	5815 KENTUCKY AVE				RESIDENT	5815 KENTUCKY AVE
12084	5816 LANE AVE	RAYTOWN	MO	64133	CSMA BLT LLC	1850 PARKWAY PL STE 900
	5816 LANE AVE				RESIDENT	
12085	5817 KENTUCKY AVE	RAYTOWN	MO	64133	MAYBEE JACK W & PAMELA JEAN	2111 NE WATERFIELD DR
	5817 KENTUCKY AVE				RESIDENT	5817 KENTUCKY AVE
	5819 KENTUCKY AVE				RESIDENT	5819 KENTUCKY AVE
12296	5800 LANE AVE	RAYTOWN	MO	64133	SPRIGLER CLARA BETH	5800 LANE AVE
12240	5804 LANE AVE	RAYTOWN	MO	64133	JOHNSON GARRY V	5804 LANE AVE
12181	5808 LANE AVE	RAYTOWN	MO	64133	BELLEROSE COLIN	5808 LANE AVE
x	5809 KENTUCKY AVE	RAYTOWN	MO	64133	BROWN ALBERTA L & STEVENSON STEPHAN	5809 KENTUCKY AVE
	5811 KENTUCKY AVE				RESIDENT	5811 KENTUCKY AVE
12136	5812 LANE AVE	RAYTOWN	MO	64133	OVERBAY MICHAEL D & CANDYCE L	5812 LANE
12030	5820 LANE AVE	RAYTOWN	MO	64133	LIPPS HOLLY A	5820 LANE
11953	5841 HUNTER CT	RAYTOWN	MO	64133	SEWELL BERDA R	5841 HUNTER CT
11933	5843 HUNTER CT	RAYTOWN	MO	64133	DODD RUFUS JR	5843 HUNTER COURT
11912	5845 HUNTER CT	RAYTOWN	MO	64133	VAN LANKER JUDITH L	5845 HUNTER CT
12325	8917 E 58TH ST	RAYTOWN	MO	64133	SHIREMAN STEVEN & LORA	8917 E 58TH ST
11998	8920 E 59TH ST	RAYTOWN	MO	64133	QUIASON MARIO G & AIDA E	8920 E 59TH ST
12319	8925 E 58TH ST	RAYTOWN	MO	64133	SHIREMAN CHERENE A	8925 E 58TH ST
11975	8928 E 59TH ST	RAYTOWN	MO	64133	QUIASON MARIO G & AIDA E	8928 E 59TH ST
12312	8929 E 58TH ST	RAYTOWN	MO	64133	PURNELL MALIK J	8929 E 58TH ST
11973	8932 E 59TH ST	RAYTOWN	MO	64133	GOLSTON RUBY F	8932 E 59TH ST
12324	8921 E 58TH ST	RAYTOWN	MO	64133	BARNES WILLIAM M & AUDREY J	919 COUNTY RD 123
	8921 E 58TH ST				RESIDENT	8921 E 58TH ST
12262	5805 KENTUCKY AVE	RAYTOWN	MO	64133	LARRICK REX E	PO BOX 491
	5805 KENTUCKY AVE				RESIDENT	5805 KENTUCKY AVE
	5807 KENTUCKY AVE				RESIDENT	5807 KENTUCKY AVE

ownercity	ownerstate	ownerzipco	Parcel_ID
INDEPENDI	MO	64055	32-830-08-50-00-0-00-000
MARIETTA	GA	30067	32-830-08-29-00-0-00-000
BLUE SPRIN	MO	64014	32-830-08-51-00-0-00-000
RAYTOWN	MO	64133	32-830-08-33-00-0-00-000
RAYTOWN	MO	64133-3218	32-830-08-32-00-0-00-000
RAYTOWN	MO	64133	32-830-08-31-00-0-00-000
RAYTOWN	MO	64133	32-830-08-49-00-0-00-000
RAYTOWN	MO	64133	32-830-08-30-00-0-00-000
RAYTOWN	MO	64133-3218	32-830-08-57-00-0-00-000
RAYTOWN	MO	64133	32-830-08-96-00-0-00-000
RAYTOWN	MO	64133	32-830-08-97-00-0-00-000
RAYTOWN	MO	64133	32-830-08-98-00-0-00-000
RAYTOWN	MO	64133	32-830-08-19-00-0-00-000
RAYTOWN	MO	64133	32-830-08-25-00-0-00-000
RAYTOWN	MO	64133	32-830-08-17-00-0-00-000
RAYTOWN	MO	64133	32-830-08-58-00-0-00-000
RAYTOWN	MO	64133	32-830-08-16-00-0-00-000
RAYTOWN	MO	64133	32-830-08-59-00-0-00-000
WHARTON	TX	77488	32-830-08-18-00-0-00-000
OLATHE	KS	66051	32-830-08-48-00-0-00-000

Buffer Area Map
(Properties within 185 ft of property boundaries):



REZONING

APPLICATION NUMBER

PC-2023-07

FROM Aug 18, 2023 TO Nov 19, 2023

PUBLIC HEARING AT CITY HALL
BEFORE THE RAYTOWN PLANNING COMMISSION ON
OCTOBER 5, 2023 @ 5:00 PM

CITY OF RAYTOWN, MISSOURI

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

September 5, 2023
Re: Case No: PC-2023-07

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Rezoning application filed by Four Gem Homes, LLC of Tustin, California requesting the zoning of the property be changed from R-3-P (High-Density Residential-Planned Zoning Overlay) to R-3-P (High-Density Residential-Planned Zoning Overlay) District on properties located at:

- 5811 Hunter Court;
- 5813 Hunter Court;
- 5815 Hunter Court;
- 5817 Hunter Court;
- 5819 Hunter Court;
- 5821 Hunter Court;
- 5823 Hunter Court;
- 5825 Hunter Court;
- 5827 Hunter Court;
- 5829 Hunter Court; and,
- 5831 Hunter Court

These properties cumulatively consist of 0.33 acre of land and are legally described as:

Blue Ridge Villas Units A, B, C, D & E Lot 5, Units A, B, & C, Lot 6 and Units A, B, & C Lot 7.

The parcels are located within the limits of the City of Raytown, Missouri, and are currently undeveloped. Approval for PZ-2017-013 was granted in 2018 for Turn Leaf Assisted Living Development (an Amendment to Planned Development – Blue Ridge Villas). This approval allowed for the development of a memory care unit. The applicant is now requesting to amend the properties to their originally approved use, which was for the development of residential villas for persons over the age of fifty-five (55) years. The applicant states that the villas will be comparable in size, purpose, and use to the nearby existing structures within Blue Ridge Villas that were constructed in 2008.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at 2:00pm on Wednesday, September 20, 2023, 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, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at **7:00pm on Thursday, October 5, 2023**. The full packet and agenda will be available for view on the City of Raytown website on Friday, September 29, 2023.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00pm on Tuesday, November 14, 2023**.

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

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments 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 email at shanak@raytown.mo.us.

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

ATTENDANCE SHEET

[illegible]

Shana Kelly

From: ivan@fourgemhomes.com
Sent: Saturday, September 23, 2023 2:15 PM
To: Shana Kelly
Cc: Tim Hadley
Subject: Report: Neighborhood Information Meeting 2023-Sep-20
Attachments: Neighborhood Information Meeting 2023-09-20.pdf; 2023-09-20 Neighborhood Info Mtg sign-in.pdf

Hi Shana,

Attached are the sign-in sheet and my presentation from the Wednesday, September 20, 2023, Neighborhood Information Meeting.

We had five(5) meeting attendees including myself. Two neighbors, Berda Sewell and Mike Overlay, attended. Berda Sewell lives in one of the townhome units inside Blue Ridge Villas and is the current Treasurer for the HOA. Mike Overlay is the owner of multiple properties on Lane Avenue which is to the east of and backs up to my Blue Ridge Villas lots. Tim Hadley (listing agent) and, Cindy Stockton, the buyer-developer that I'm under contract with was also there.

We started the meeting just a few minutes after 2pm by me giving the slide presentation in the attached. It was an interactive session and most questions asked during my presentation were just on understanding the rezoning application and reasons for it.

There was an extended question and answer period at the end in which we gathered around Cindy Stockton's iPad in which she showed her current development in Liberty, Missouri called [Fulkerson Cottages](#) which is comprised of 40x 2 bedroom 1 bath townhouses for senior 55+. She indicated that her intention was to build 2 bedroom 2 bath townhouse units for seniors 55+ at Blue Ridge Villas as soon as possible after the rezoning process is complete. Berda Sewell asked whether these newly built units will be for sale or for lease. Ms. Stockton said that a final determination has not been made yet, but she believes currently it is only financial feasible if they were for sale because the market rents in the area are too low for leasing. Mike Stockton wanted to know the building setback distance from his property which we answered by pulling up the platt map and showing him that it was 23 feet. He seems satisfied and relieved by that information.

We concluded after using up the allotted full hour for the meeting.

Let me know if you have any questions or comments.

Best Regards,
Ivan Chiang

Four Gem Homes, LLC
ivan@fourgemhomes.com
Mobile: 949-232-3054
Calif DRE # 01018422

On Sep 19, 2023, at 1:17 PM, Cindy Stockton <cindy@tkrkc.com> wrote:



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
09/13/2018 10:31:14 AM

WD FEE: \$ 27.00 3 Pages

INSTRUMENT NUMBER:
2018E0080394

MISSOURI WARRANTY DEED

THIS INDENTURE, Made on **September 6th**, 2018 by and between

Grantor: **LIY Financial, LLC, a Wyoming Limited Liability Company**
OF Jackson COUNTY, Missouri

AND

Grantee: **Four Gem Homes, LLC, a Nevada Limited Liability Company**
whose mailing address is 1038 Bastanchury Rd., #200, Fullerton, CA 92835

WITNESSETH: THAT THE SAID GRANTOR, in consideration of the sum of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS** to be paid by said grantee(s) (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said grantee(s) his/her/their heirs/successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of **Jackson** and State of **Missouri**, to-wit:

Legal Description:

Tract I:

Units A, B, C and D of Lot 2, Units A, B, C and D of Lot 3, Units A, B, C and D of Lot 4, Units A, B, C, D and E of Lot 5, Units A, B, C of Lot 6, Units A, B, C of Lot 7, Units A, B, C and D of Lot 8, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.

Tract II:

Unit C, Lot 1, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.

Tract III:

Unit B, Lot 1, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

09/13/2018 10:31:14 AM

DT FEE: \$ 30.00 4 Pages

INSTRUMENT NUMBER:

2018E0080395

MISSOURI DEED OF TRUST

THIS DEED, Made and entered into on the 6 day of September, 2018, by and between

Grantor: Four Gem Homes, LLC, A NV Limited Liability Company

Trustee: **Platinum Title, LLC**

Grantee: The Li-Yong Chiang Family Trust, Dated May 26, 2000
whose mailing address is 17322 Santa Barbara St., Fountain Valley, CA 92708

WITNESSETH: That the party(ies) of the first part, in consideration of the debt and trust hereinafter mentioned and created, and of the sum of One Dollar to be paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents grant, bargain, and sell, convey and confirm unto the said party of the second part, the following described Real Estate situated in the County of Jackson in the State of Missouri: and possession of said premises now delivered unto said party of the second party.

Legal Description: set out below X see Page see Exhibit A

Units A, B, C and D of Lot 2, Units A, B, C and D of Lot 3, Units A, B, C and D of Lot 4, Units A, B, C, D and E of Lot 5, Units A, B, C of Lot 6, Units A, B, C of Lot 7, Units A, B, C and D of Lot 8, BLUE RIDGE VILLAS, a subdivision in Raytown, Jackson County, Missouri.

Address:

5810 Hunter Ct., Raytown, MO 64133
5812 Hunter Ct., Raytown, MO 64133
5814 Hunter Ct., Raytown, MO 64133
5816 Hunter Ct., Raytown, MO 64133
5820 Hunter Ct., Raytown, MO 64133
5822 Hunter Ct., Raytown, MO 64133
5824 Hunter Ct., Raytown, MO 64133
5826 Hunter Ct., Raytown, MO 64133
5830 Hunter Ct., Raytown, MO 64133

PLATINUM TITLE, LLC
FILE# 20189153
4501 COLLEGE BLVD, STE 110
LEAWOOD, KS 66211

who shall, for the purposes of that advertisement and sale, succeed to the title and powers of party of the second part hereunder.

IN WITNESS WHEREOF, The said first party(ies) has(ve) hereunto set his/her/their hand(s) the day and year first above written.

Ivan Chiang
Four Gem Homes, LLC, A NV Limited Liability
Company
Ivan Chiang, Manager

Nancy Chiang
Four Gem Homes, LLC, A NV Limited Liability
Company
Nancy Chiang, Manager

STATE OF KS)

COUNTY OF Johnson)

On this 6th day of September, 2018^{UK}, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Ivan Chiang, Manager for Four Gem Homes, LLC,, in fact to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in

_____ the day and year last above written.

My Commission Expires:

8/28/22

Lisa K. Raich

Lisa K. Raich Notary Public

Printed Name



CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

October 5, 2023
7:00 pm
Council Meeting Chambers

1. **Welcome by Vice Chairman Frazier.** Vice Chairman Frazier called the meeting to order at 7:00 PM.
2. **Call meeting to order and Roll Call.**

Thurman: Present	Jean-Paul: Present	Frazier: Present
Emerson: Present	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Absent	
3. **Motion to Amend Agenda:** Vice Chairman Frazier entertained a motion to move item #1 to item #3. Motion was approved 7-0-1 upon a motion by Ms. Thurman and a second by Ms. Emerson.
4. **Election of Officers:** Mr. Frazier opened the discussion for the nomination of a new Planning Commission Chairperson. Mr. Meyers made a recommendation to hold the election via paper ballot. Mr. Meyers nominated Mr. Frazier as Planning Commission Chairperson. Ms. Thurman nominated Mr. Meyer. Voting was done anonymously via paper ballot. Mr. Meyers was elected Chairman.
5. **Approval of Minutes:** Minutes of July 6, 2023, Regular Meeting were approved 6-0-1 upon a motion by Ms. Emerson and a second by Mr. Thurman. Mr. Frazier abstained from voting.
6. **Public Discussion:** None.
7. **Old Business:** None.
8. **New Business:**
 - A. **Case No.: PZ 2023-07:**

Applicant: Four Gem Homes, LLC.
Request: Requesting the approval of a Rezoning from “R-P-3” (Planned High Density Residential) to “R-P-3” (Planned High Density Residential) for the purpose of residential villas for persons over the age of 55 years to be located at 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, and 5834 Hunter Ct.

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

Chairman Meyers introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Meyers entered the staff report and supporting documents into the record.

4. Applicant's Comments on Application

The applicant, Mr. Ivan Chiang, presented his request to the Planning Commission. The Planning Commission asked questions of Mr. Chiang, for which he provided answers.

5. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Rezoning.

6. Commission Discussion.

The commissioners asked questions of staff and the applicant, which all were answered. The Planning Commission requested that the potential buyer/future property owner, Ms. Cindy Stockton, speak. The Commission asked questions of Ms. Stockton, of which she answered.

7. Public Comments on Application.

Chairman Meyers asked if there were any members of the public that would like to speak on the application. There were none.

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

Ms. Emerson motioned and Mr. Bruenger seconded to recommend approval with conditions outlined in the staff report of the requested Rezoning application to the Board of Aldermen.

VOTE: Motion passed 7-0-1.

B. Case No.: PZ-2023-08

Applicant: Laark Investments, LLC.

Reason: Applicant is seeking the approval of a Conditional Use Permit for "Vehicle Sales, New and Used" for the properties located at 10012 and 10016 E. 350 Highway

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

4. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Conditional Use Permit.

5. Applicant's Comments on Application.

Mr. Kamali presented his application to the Planning Commission and discussed the reasons for the request. The Planning Commission asked questions of Mr. Kamali, for which he provided answers. City Staff, Shana Kelly, requested to modify condition #13 to read clearly that the one (1) year time period pertains to all required public improvements, which will be determined during the Site Plan application process. The applicants requested to modify the condition of approval to allow them five (5) years for the completion of public improvements. City Staff, Shana Kelly, requested to modify condition #14 to read that the Conditional Use Permit shall not be transferrable beyond the initial intended end-user, *Laark Investments* (d/b/a/ Vantage Motors, LLC.).

6. Public Comments on Application.

There were no public comments on this application.

7. Commission Discussion.

The commissioners discussed the application, asked questions of staff and the applicant, regarding the condition of approval that would allow for one (1) year for the implementation of public improvements. Ms. Thurman moved to change Condition #14 allowing for one (1) year to two (2) years for the completion of public improvements, and to change Condition #13 to replace "*Vantage Motors*" with "*Laark Investments*." The motion was seconded by Mr. Jean-Paul. City Attorney, Jennifer Baird, recommended to change Condition #13 to include the word "public" before the word improvements for clarification. The Commission voted whether or not to amend the above-mentioned conditions.

VOTE: Motion passed 7-0-1.

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

Mr. Frazier made a motion to recommend approval of the application to the Board of Aldermen subject to the amended conditions. Mr. Sneddon seconded the motion.

VOTE: Motion passed 7-0-1.

C. Case No.: PZ-2023-09

Applicant: David Joiner, Integral Design Architecture

Reason: The applicant, on behalf of the property owner(s), is seeking the approval of a Utility Easement Vacation for the purpose of a building expansion.

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

4. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Vacation of a Utility Easement.

5. Public Comments on Application.

There were no public comments on this application.

6. Applicant's Comments on Application.

The applicant, Mr. Joiner, presented his request to the Planning Commission. The Planning Commission asked questions of Mr. Joiner, for which he provided answers.

7. Commission Discussion.

There was no additional discussion by the Planning Commission at this time.

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

Mr. Sneddon motioned and Mr. Frazier seconded to recommend approval with conditions outlined in the staff report of the Easement Vacation application to the Board of Aldermen.

VOTE: Motion passed 7-0-1.

9. Other Business- Missy Wilson, Assistant City Administrator, introduced Shana Kelly, the new Planning & Zoning Coordinator. She announced that the Board of Aldermen had approved the

budget for Fiscal Year 2024, which includes funding for City Staff to put out an RFP to assist in the update of the Comprehensive Plan.

10. Set Future Meeting Date – Next Regular Meeting is Scheduled for Thursday, November 2, 2023, at 7:00 PM.

11. Meeting was Adjourned at 9:06 PM.

DRAFT

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 11/14/2023

MEETING DATE: November 21, 2023

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

Board of Aldermen consideration and approval of an application filed by Laark Investments, LLC., dba Vantage Motors seeking approval of a Conditional Use Permit (CUP) for Vehicle Sales, New or Used, use to be located at 10012 & 10016 E. 350 Highway. These properties are zoned "HC" (Highway Commercial) and are within the 350 Highway Corridor Overlay District. Vantage Motors has operated a Vehicle Sales establishment at 10004 E. 350 Highway since 2010 and is now seeking to expand operations to 10012 and 10016 E. 350 Highway. The current site for Vantage Motors, 10004 E. 350, is adjacent to the subject parcels (10012 E. 350 Highway) in the rear (northwestern corner of the property) and is separated by one parcel, addressed as 10008 E. 350 Highway, used as an auto repair shop, in the front.
--

BACKGROUND/JUSTIFICATION

Laark Investments is seeking the approval for a new Conditional Use Permit (CUP) for Vehicle Sales, New and Used, to be located on the properties located at 10012 and 10016 E. 350 Highway. Vehicle Sales, New and Used, are allowed within "HC" (Highway Commercial) zoning with the approval of a Conditional Use Permit. Vantage Motors has operated a Vehicle Sales establishment at 10004 E. 350 Highway since 2010 and is now seeking to expand operations to 10012 and 10016 E. 350 Highway. The current site for Vantage Motors, 10004 E. 350, is adjacent to the subject parcels (10012 E. 350 Highway) in the rear (northwestern corner of the property) and is separated by one parcel, addressed as 10008 E. 350 Highway, used as an auto repair shop, in the front.
--

Prior to any sales, the site must be brought into conformance with the "HC" (Highway Commercial) Zoning District and the Highway Corridor Overlay District design standards. If the Conditional Use Permit is approved, the two (2) lots must be consolidated through either the Platting or Lot Combination process. The properties must undergo the 350 Highway Preliminary Site Plan and Final Site Plan Review processes.
--

The Board of Aldermen held a public hearing of this item during the November 14, 2023 Raytown Board of Aldermen meeting.

RECOMMENDED MOTION

Staff recommends approval with conditions. The Planning & Zoning Commission voted (7-0) on October 5, 2023, to recommend approval of the application with the conditions contained in the staff report and the attached Ordinance. The applicant was present as the Conditions of Approval were individually explained.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Planning & Zoning Commission recommended approval subject to conditions outlined in the staff report on October 5, 2023.

FINANCIAL IMPACT

Contractor:	
Amount of Request/Contract:	
Amount Budgeted:	
From Account Name and #:	Amount:
To Account Name and #:	Amount:

REVIEWED BY

Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord CUP Laark Investment 10012 & 10016 E. 350
2. PZ.2023.08_CUP_Laark.Inv
3. Oct.5.2023_PC.Minutes

SUPPORTING DOCUMENTS (FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		

November 21, 2023

Agenda Item #

3

Page **3** of **3**

Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO LAARK INVESTMENTS, LLC., TO OPERATE A VEHICLE SALES, NEW OR USED, USE AT 10012 AND 10016 E. MISSOURI 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2023-08, was duly submitted on or about August 18, 2023, by Laark Investments, LLC., requesting approval of a Conditional Use Permit to operate a Vehicle Sales, New or Used, Use on Property Located at 10012 and 10016 E. 350 Highway Within an HC, Highway Commercial, District in the City of Raytown, Jackson County, Missouri (the "Application"); and

WHEREAS, the Application was considered by the Planning Commission on October 5, 2023, and by a vote of 7 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

WHEREAS, after opening the public hearing, considering all testimony and the record, and then closing the public hearing, the Board of Aldermen finds and declares that the provisions hereinafter contained and enacted are in pursuit of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the Application subject to conditions.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – APPROVAL OF CONDITIONAL USE PERMIT. That the Application for approval of a Conditional Use Permit to operate a Vehicle Sales, New or Used, Use on Property Located at 10012 and 10016 E. 350 Highway Within an HC, Highway Commercial, District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to Laark Investments.

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Conditional Use Permit to operate a Vehicle Sales, New or Used, Use on Property Located at 10012 and 10016 E. 350 Highway within an HC, Highway Commercial, District in the City of Raytown, Jackson County, Missouri, be approved and issued to Laark Investments, subject to the following conditions as contained in the staff report and as modified and approved by the Planning Commission:

1. If approved, the subject properties must be consolidated through either the Platting or Lot Combination process prior to the construction of the new parking lot.
2. If approved, the property must undergo the 350 Highway Preliminary Site Plan and Final Plan Review processes prior to the sale of any vehicles.
3. Landscaping shall be installed in accordance with an approved site plan.
4. A Commercial Use Permit shall not be issued by the Community Development Department until all site improvements and landscaping are completed and have been approved by the City of Raytown and the Missouri Department of Transportation. No car shall be displayed or sold until all of the improvements required herein are installed / completed.
5. The business must comply with all applicable local, state, and federal laws and regulations.
6. Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from adjoining or abutting residential districts.
7. No ramp or other structure for the purpose of displaying vehicles shall be constructed, installed, or placed on the property.

8. No vehicles shall be parked or displayed on the public right-of-way, on grass or on other landscaped areas unless specifically approved as part of the site plan for the property.
9. No vehicle shall be unloaded or loaded on public right-of-way. Unloading and loading of vehicles shall be conducted only on private property.
10. Any inoperable, dismantled, or damaged vehicle shall be stored within the building so that it is not visible to persons outside of the building.
11. A minimum of three (3) parking spaces must be reserved for customer parking, including a minimum of one (1) handicap accessible space.
12. Appropriate signage be placed directly on each vehicle that is for sale that can easily be identified as marking such vehicle for that purpose. Such signage shall be placed on or inside the vehicle's windows and shall not consist of balloons, streamers, or other similar devices.
13. All required public improvements contained herein must be constructed within two (2) years of approval of an ordinance by the Board of Aldermen approving this Conditional Use Permit. If the public improvements are not constructed within two (2) years of approval of the said application by the Board of Aldermen, the Conditional Use permit shall be null and void.
14. The Conditional Use Permit shall not be transferrable beyond the initial intended end-user, Laark Investments (d/b/a/ Vantage Motors, LLC.), except that the Conditional Use Permit can be transferred from Vantage Motors LLC. to its parent, subsidiary, or affiliate, or to a franchisee or dealer of Vantage Motors LLC.

SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 21st day of November 2023.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney



Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

Staff Report

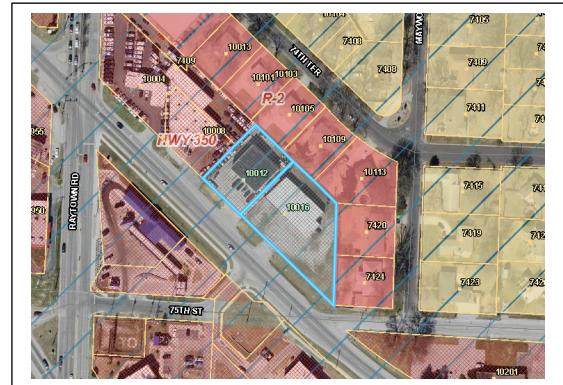
To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: PZ-2023-08 Conditional Use Permit

Planning & Zoning Meeting Date: October 5, 2023

Board of Aldermen Date: November 14, 2023



Applicant: Laark Investments, LLC.

Location: 10012 & 10016 E. 350 Highway

Property Owner: Laark Investments, LLC.

Project Summary: The applicant is requesting a Conditional Use Permit for the purpose of Vehicle Sales, New and Used.

Staff Recommendation: Staff recommends **Approval with Conditions** of the Conditional Use Permit Application. Conditions are outlined below.

Background Information: The property owner, Laark Investments, LLC., dba Vantage Motors, is requesting the approval of a Conditional Use Permit for the purpose of Vehicle Sales, New and Used on the properties addressed as 10012 and 10016 E M 350 Hwy. Vantage Motors has operated a Vehicle Sales establishment at 10004 E 350 Highway since 2010 and is now seeking to expand operations to 10012 and 10016 E 350 Highway. The current site for Vantage Motors, 10004 E. 350, is adjacent to the subject parcel (10012 E 350) in the rear (northwestern corner of the property) and is separated by one parcel, addressed as 10008 E 350 Highway, used as an auto repair shop, in the front.

The property owner has been granted an approved Commercial Use Permit for office use at 10012 E 350 Highway. 10016 E 350 Highway contains an unusable vacant building. The applicant intends to demolish the existing structure and create a parking lot for the storage and display of vehicles for sale. Prior to any sales, the site must be brought into conformance with the "HC" (Highway Commercial Corridor) Zoning District regulations and the 350 Highway Corridor Design Overlay standards. If the Conditional Use Permit application is approved, the two (2) lots must be consolidated through either the Platting or Lot Combination process. The properties must undergo the 350 Highway Preliminary Site Plan and Final Plan Review processes.

Zoning: "HC-P" (Highway Corridor Commercial – Planned Overlay District)

Total Land Area: The total land area for both parcels is 0.96 acre.



Future Applications: If the Conditional Use Permit application is approved, the two (2) lots must be consolidated through either the Platting or Lot Combination process. The properties must undergo the 350 Highway Preliminary Site Plan and Final Plan Review processes.

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **September 15, 2023**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **September 14, 2023**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **September 21, 2023**. No one other than the applicants attended.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	"R-2" (Medium Density Residential)	A mix of single-family homes and duplexes
South:	Public Right-of-Way	Highway (E 350 Hwy)
East:	"R-2" (Medium Density Residential)	Single-family homes
West:	"HC" (Highway Corridor Commercial)	An automotive repair business and a used vehicle sales business.

Land Use Conditions: The land use "*Vehicle Sales, New and Used*," being requested by the Conditional Use Permit is subject to the following land use conditions:

1. Such principal use shall not locate or expand an existing operation within 1,500 feet of any other property on which another principal vehicle sales, new or used, business is located; however, the planning commission and board of aldermen may give special consideration to expansion of an existing operation within 1,500 feet of another property with the same principal use if said expansion will improve the overall character of the neighborhood and not increase the overall number of vehicle sales businesses in the city. This shall only occur pursuant to approval of a conditional use permit for the expansion.
2. The separation distance between two such uses shall be measured from the primary entrance of the first vehicle sales business, from or to the primary entrance of the second such business.
3. Separation distance provisions shall not apply to any vehicle sales, new or used, business that can demonstrate that they were in operation at the current physical location prior to the effective date of the ordinance from which this article is derived.
4. Any existing business licensed under this category that has had a change of ownership occur, resulting in the owner of record no longer controlling a majority of the interest in the business, shall be deemed a new business and shall apply for a new business license in accordance with chapter 10 of the Raytown Municipal Code. If the previous owner's business license expired more than six months prior to the new owner filing a business license application to take over control of the business, the new application to change ownership shall not be approved unless all of the requirements of this use table condition can be met, and a conditional use permit has been issued. This shall also apply if the physical use of a specific location for vehicle sales has ceased for a period of six months or more.



5. Spaces dedicated on a property for the placement of vehicles for sale shall be properly marked and provide adequate drive aisles to access all such marked spaces. These spaces shall in no way reduce the required number of parking spaces to be provided for customers, employees, or handicapped.
6. Appropriate signage be placed directly on each vehicle that is for sale that can easily be identified as marking such vehicle for that purpose. Such signage shall be placed on or inside the vehicle's windows and shall not consist of balloons, streamers, or other similar devices.

Street Classification: E 350 Highway is classified as a Highway.

Vehicular and Pedestrian Access: The site has two (2) right-in, right-out access points along E 350 Highway. If approved, the properties must be consolidated undergo the 350 Highway Preliminary Site Plan and Final Plan Review processes. This process will require the implementation of ADA-compliant sidewalks along the frontage of 350 Highway, connecting to the building's main entrance.

Conditional Use Permit Factors to Be Considered:

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

The proposed use is appropriate for the site(s) and the "HC" (Highway Commercial Corridor) zoning district as this zoning designation is intended for businesses that attract patrons on a regional level. Vantage Motors has been operating in the neighborhood since 2010 with no issues.

2. The conservation of property values.

If approved, the proposed pre-owned automotive sales business will occupy one currently vacant property/building and will bring both sites into conformance with the 350 Highway Corridor Design Guidelines, thereby helping to stabilize and/or improve the value of properties in the area in which it is located. Staff does not have any information that indicates that the proposed pre-owned automotive sales business would have any adverse impacts on the surrounding properties.

3. Protection against fire casualties.

If the application is approved, prior to opening, the applicant will be required to obtain a Commercial Use Permit from the Community Development Department. In order to obtain a Use Permit, the City's Building Official and the Fire Marshall must inspect the building and property to ensure that the building and property do not pose a fire threat and are safe to occupy.

4. Observation of general police regulations.

The approval of a Conditional Use Permit for the purpose of Vehicle Sales, New and Used, will not violate any general police regulations.



5. Prevention of traffic congestion.

If approved, the sites must undergo a Traffic Impact Assessment. Staff does not have any evidence to suggest that the proposed business will impact traffic greater than the capability of the sites and 350 Highway to accommodate it.

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

As indicated on the Site Plan, there are two (2) right-in, right-out access points connecting to E 350 Highway, which are proposed to remain. The new parking lot design elements will be reviewed more thoroughly during the Site Plan approval process.

7. Promotion of the safety of individuals and property.

If the Conditional Use Permit is approved, a Commercial Use Permit from the Community Development Department will be required. In order to obtain a Commercial Use Permit, the City's Building Official and the Fire Marshall must inspect the building and property to ensure that the building and property do not pose a fire threat and are safe to occupy.

8. Provisions for adequate light and air.

The proposal allows for adequate light and air, as the development will involve the demolition of an existing building located at 10016 E 350 Highway for the creation of a parking lot to showcase vehicles for sale. Lighting will be reviewed during the Site Plan process to ensure that lighting used to illuminate the parking area shall be arranged, located, or screened to direct light away from adjoining or abutting residential district.

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

No new construction is being proposed, other than that of a parking lot. The use of the properties as a Vehicle Sales establishment will not cause overcrowding and/or excessive intensity of land uses. The number of vehicles allowed to be displayed for sale will be determined at the time of

10. Provision for public utilities and schools.

The property addressed as 10012 has an existing building that is served by existing public utilities. The approval of a Conditional Use Permit and the proposed future development will not have an impact on schools in Raytown or the school district.

11. Invasion by inappropriate uses.

The area is suitable for a Vehicle Sales establishment. Vehicle Sales, New and Used, are permitted in the "HC" (Highway Commercial Corridor) district with the approval of a Conditional Use Permit. Vantage Motors has been operating in the area at its present-day location since 2010 with no issues.



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

As indicated on the submitted Site Plan, the applicant is proposing to make the following changes to the two (2) subject parcels, which will be reviewed in greater detail during the Site Plan application process:

- The demolition of the existing building located at 10016 E 350 Highway;
- The construction of a striped and gated parking lot for the storage of vehicles for sale;
- The addition of landscaping materials;
- Increased lighting;
- Curbing and guttering will be installed along the frontage of E 350 Hwy;

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

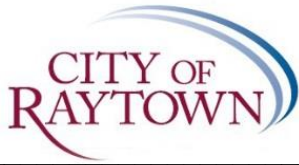
The applicant is not proposing to construct a new building, but rather to demolish an existing building and to construct a parking lot. If approved, all required improvements contained herein must be constructed within one (1) year of approval of an ordinance by the Board of Aldermen approving this Conditional Use Permit. If the improvements are not constructed within one (1) year of approval of the said application by the Board of Aldermen, the Conditional Use permit shall be null and void.

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

As previously noted, the building at 10016 E 350 Hwy has been vacant for a number of years. The approval of the Conditional Use Permit, and subsequent Site Plan, will allow this site to become usable. If the Conditional Use Permit is granted, the proposed Vehicle Sales establishment will be in line with the Comprehensive Plan and the regional commercial activity that was the intent for this zoning district.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
 - NONE
- **Items that are conditions of approval:**
 - NONE
- **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
 - Dependent on the scope of work, the property owner may need to re-work the sanitary sewer system, or possibly obtain sanitary sewer easements from neighboring properties. This may include the need to disable the existing private sewer service that once served the building at 10016 E 350 Hwy.
 - Curbing and sidewalk improvements along the highway frontage will be required as part of the Platting/Lot Combination and Site Plan processes; and,
 - Potentially private stormwater detention will be necessary, along with some private stormwater improvements.



ATTACHMENTS:

- Zoning Map
 - Site Photos
 - Site Plans
 - Letter of Neighbor Support
 - Application
 - Warranty Deed
 - Approved Commercial Use Permit for 10012 E. 350 Hwy
 - Street Classification Map
 - Affidavit of Publication
 - Mailing List (185 ft. from property boundary lines)
 - Buffer Map (185 ft. from property boundary lines)
 - Neighborhood Letter
-

RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2023-8** subject to the following conditions:

1. If approved, the subject properties must be consolidated through either the Platting or Lot Combination process prior to the construction of the new parking lot.
2. If approved, the property must undergo the 350 Highway Preliminary Site Plan and Final Plan Review processes prior to the sale of any vehicles.
3. Landscaping shall be installed in accordance with an approved site plan.
4. A Commercial Use Permit shall not be issued by the Community Development Department until all site improvements and landscaping are completed and have been approved by the City of Raytown and the Missouri Department of Transportation. No car shall be displayed or sold until all of the improvements required herein are installed / completed.
5. The business must comply with all applicable local, state, and federal laws and regulations.
6. Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from adjoining or abutting residential districts.
7. No ramp or other structure for the purpose of displaying vehicles shall be constructed, installed, or placed on the property.
8. No vehicles shall be parked or displayed on the public right-of-way, on grass or on other landscaped areas unless specifically approved as part of the site plan for the property.
9. No vehicle shall be unloaded or loaded on public right-of-way. Unloading and loading of vehicles shall be conducted only on private property.
10. Any inoperable, dismantled, or damaged vehicle shall be stored within the building so that it is not visible to persons outside of the building.
11. A minimum of three (3) parking spaces must be reserved for customer parking, including a minimum of one (1) handicap accessible space.
12. Appropriate signage be placed directly on each vehicle that is for sale that can easily be identified as marking such vehicle for that purpose. Such signage shall be placed on or



Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

- inside the vehicle's windows and shall not consist of balloons, streamers, or other similar devices.
13. All required public improvements contained herein must be constructed within two (2) years of approval of an ordinance by the Board of Aldermen approving this Conditional Use Permit. If the public improvements are not constructed within two (2) years of approval of the said application by the Board of Aldermen, the Conditional Use permit shall be null and void.
 14. The Conditional Use Permit shall not be transferrable beyond the initial intended end-user, Laark Investments (d/b/a/ Vantage Motors, LLC.), except that the Conditional Use Permit can be transferred from Vantage Motors LLC. to its parent, subsidiary, or affiliate, or to a franchisee or dealer of Vantage Motors LLC.



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Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

The building located at 10016 E 350 Hwy





Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

From 10016 E 350 Hwy looking Northwest





Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

The building located at 10012 E 350 Hwy



RE: CASE NO. PC2023-08

I am in full support of
this project. I am the owner
of adjacent property:

10101 E 74TH TER. 12

10103 " " "

10105 " " "

10107 " " "

ROBERT L. MAIS

Robert J. Mais

816 -392-1899



ROSE
DESIGN GROUP

ARCHITECTS ■ PLANNERS
A Division of Rose Design Build
913-782-0777 FAX: 913-782-C998
F.O. BOX 100 OLATHE, KS 66051
MISSOURI STATE CERTIFICATE OF
AUTHORITY # 300014045 www.BuiltByRose.com

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

[illegible]

PROJECT NUMBER	22015
DATE ISSUED:	05 / 12 / 22

SHEET NUMBER

SHEET NUMBER

A1.0

SITE PLAN

Case Number 2023-08
 Date Received 8/11/23
 Map Page

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



PART I Background Information

1. This request applies to property at the following address:
10012 and 10016 E. 350 Highway, Raytown, Missouri

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

Name	Address	Phone
------	---------	-------

LAARK INVESTMENTS LLC, a Missouri limited liability company

10004 EM 350 HWY, Raytown, MO 913-961-0990

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

Name	Address	Phone/Email
------	---------	-------------

Chris R Bell 15311 W 109th Street, Lenexa Ks 913-782-0777 chrisb@buildwithrose.com

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

east building is vacant, west building be used by current owner / applicant

5. Zoning classification of the property: Highway Commercial (HC)

6. Specify the use desired for the property: Used Automotive Dealership / Commercial

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

<u>Structure</u>	<u>Height</u>
<u>Precast Concrete T structure 4,335 SF</u>	<u>20'</u>
<u>PEMB metal building 6,200 SF</u>	<u>16' (to be removed)</u>

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

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:

Keeping in character of the existing surrounding commercial services of automotive uses and redevelopment of an existing property that is need of repair.

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

Adjacent land uses are automotive services and used car sales

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

Original businesses were abandoned, west building is currently being used by current owner as automotive reconditioning of used cars prior to sales, east building is in need of demolition. Automotive sales commercial use has less of traffic impact than the original uses of the existing buildings which were auto repairs and auto detailing retail business.

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

None ,since it is a upgrade to a dilapidated site.

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

Multiple years prior to purchase by current owner.

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

would be forced to try and sell the land with poor site conditions and only one building worth saving.

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

H. Additional comments:

Checklist for Planning and Zoning Commission Applications

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

Date Completed

 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.

**Traffic Impact Analysis containing information as specified on the attached sheet.
proposed use has less traffic impact than original uses**

**Storm Drainage Analysis unless waived by Director of Public Works.
no additional pavement area per original development**

**Signage information for any signage to be installed as part of the proposed use.
signage by owner will be submitted under a separate sign permit
submittal. Will be for building facade mounted sign. No monument
signage is anticipated at this time.**



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

02/15/2022 8:53 AM
COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER
2022E0014797

MISSOURI WARRANTY DEED

Clear Title Nationwide, Inc.
FILE NO: 2201163

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

GRANTOR, Anastasia Kornis, a single person,

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

GRANTEE, LAARK Investments LLC, a Limited Liability Company,

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

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

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

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

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

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

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

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

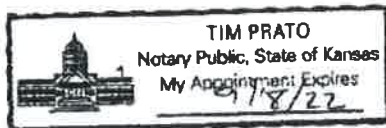
A. Kornis
Anastasia Kornis

STATE OF KANSAS
COUNTY OF JOHNSON

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

Tim Prato
Title and Rank *Tim Prato*

My appointment expires:





Property Account Summary

Parcel ID: 45-630-16-17-00-0-00-000 **Property Address:** 10012 E M 350 HWY , RAYTOWN, MO 64133

General Information

Property Description	GREEN VALLEYPT OF LOT 50 DAF: BEG SWLY COR LT 50 TH SELY 275' ALGNE ROW OFU S 50 HWY TH N 42 DEGE 148.51 FT TH SELY ALGNELY LI SD LOT100FT TH S 42 DEG W 148.51' TH NLY ALG NROW LI HWY 50 100' TO POB 48.51 FT TO E LI HWY 50; THNWLY100 FT TO BEG.
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	LAARK INVESTMENTS LLC	10004 E US 350 HWY, RAYTOWN, MO 64138
Owner	100	LAARK INVESTMENTS LLC	10004 E US 350 HWY, RAYTOWN, MO 64138

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Market Value Total	238700	191000	191000	173400	173400
Taxable Value Total	76384	61120	61120	55488	55488
Assessed Value Total	76384	61120	61120	55488	55488

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
No Vehicle Account Assets Found								

Active Exemptions

No Exemptions Found

Tax Balance

No Available Tax Charges Information for this Property at the Moment.

Distribution of Current Taxes

District	Rate	Amount	Voted Amount	Non-Voted Amount
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No Distributions Found

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
11/25/2022 16:42:00	<u>13162227</u>	\$6,627.60	\$6,627.60	\$6,627.60	\$0.00
12/05/2021 16:44:00	<u>12668387</u>	\$6,647.59	\$18,621.95	\$18,621.95	\$0.00
12/12/2020 17:54:00	<u>12230219</u>	\$6,085.53	\$6,085.53	\$6,085.53	\$0.00
12/26/2019 00:00:00	<u>11745837</u>	\$6,057.18	\$6,057.18	\$6,057.18	\$0.00
12/26/2018 00:00:00	<u>11172880</u>	\$3,586.73	\$3,586.73	\$3,586.73	\$0.00
12/21/2017 00:00:00	<u>10575831</u>	\$3,498.17	\$3,498.17	\$3,498.17	\$0.00
12/19/2016 00:00:00	<u>9996446</u>	\$2,923.52	\$2,923.52	\$2,923.52	\$0.00
02/18/2016 09:56:00	<u>9623203</u>	\$591.96	\$591.96	\$591.96	\$0.00
01/08/2016 09:48:00	<u>9583053</u>	\$2,390.04	\$2,930.04	\$2,390.04	\$0.00
12/12/2014 00:00:00	<u>8848881</u>	\$2,951.41	\$2,951.41	\$2,951.41	\$0.00
12/16/2013 00:00:00	<u>8297043</u>	\$2,953.13	\$2,953.13	\$2,953.13	\$0.00
12/15/2013 00:00:00	<u>10544978</u>	\$0.00	\$3,498.17	\$3,498.17	\$0.00
12/20/2012 00:00:00	<u>7772111</u>	\$4,309.87	\$4,309.87	\$4,309.87	\$0.00
12/20/2011 00:00:00	<u>7220840</u>	\$4,307.35	\$4,307.35	\$4,309.35	\$0.00
12/29/2010 00:00:00	<u>6732671</u>	\$4,777.07	\$4,777.07	\$4,777.07	\$0.00
12/18/2009 00:00:00	<u>6106344</u>	\$4,715.97	\$4,715.97	\$4,715.97	\$0.00
12/31/2008 00:00:00	<u>5662017</u>	\$4,369.06	\$4,369.06	\$4,369.06	\$0.00
12/31/2007 00:00:00	<u>5111209</u>	\$3,962.52	\$3,962.52	\$3,962.52	\$0.00
01/02/2007 00:00:00	<u>4558239</u>	\$3,738.92	\$3,738.92	\$3,738.92	\$0.00
12/30/2005 00:00:00	<u>3995870</u>	\$3,540.64	\$3,540.64	\$3,540.64	\$0.00
01/03/2005 00:00:00	<u>3484579</u>	\$3,601.72	\$3,601.72	\$3,601.72	\$0.00
01/05/2004 00:00:00	<u>2969368</u>	\$3,601.68	\$3,601.68	\$3,601.68	\$0.00
12/31/2002 00:00:00	<u>2388941</u>	\$3,585.44	\$3,585.44	\$3,585.44	\$0.00
01/02/2002 12:00:00	<u>1783221</u>	\$3,582.78	\$3,582.78	\$3,582.78	\$0.00
01/05/2001 12:00:00	<u>1312021</u>	\$3,302.19	\$3,302.19	\$3,302.19	\$0.00
02/02/2000 12:00:00	<u>852932</u>	\$3,305.42	\$3,305.42	\$3,305.42	\$0.00
12/31/1998 12:00:00	<u>161316</u>	\$3,317.51	\$3,317.51	\$3,317.51	\$0.00



45-630-16-14-00-0-00-000

Property Account Summary

Parcel ID: 45-630-16-14-00-0-00-000	Property Address: 10016 E M 350 HWY , RAYTOWN, MO 64133
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General Information

Property Description	GREEN VALLEY BEG SE COR LOT 50 TH N W ALG S LI LOT 247.18 FT TH N 42 DEG E148 .51 FT TO N LI LOT 50 TH SE ALG SD LI 115.85 FT TH196.9 FT TO POB.
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	LAARK INVESTMENTS LLC	10004 E US 350 HWY, RAYTOWN, MO 64138
Owner	100	LAARK INVESTMENTS LLC	10004 E US 350 HWY, RAYTOWN, MO 64138

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Market Value Total	272500	218000	218000	217100	217100
Taxable Value Total	87200	69760	69760	69472	69472
Assessed Value Total	87200	69760	69760	69472	69472

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
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No Vehicle Account Assets Found

Active Exemptions

No Exemptions Found

Tax Balance

No Available Tax Charges Information for this Property at the Moment.

Distribution of Current Taxes

District	Rate	Amount	Voted Amount	Non-Voted Amount
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No Distributions Found

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
11/25/2022 16:43:00	<u>13162229</u>	\$7,564.49	\$16,277.65	\$16,277.65	\$0.00
12/02/2021 13:52:00	<u>12655880</u>	\$7,587.31	\$16,366.77	\$16,366.77	\$0.00
12/29/2020 10:48:00	<u>12332230</u>	\$7,619.20	\$16,465.37	\$16,465.37	\$0.00
12/30/2019 23:34:00	<u>11784395</u>	\$7,583.70	\$16,415.06	\$16,415.06	\$0.00
12/28/2018 11:58:00	<u>11192086</u>	\$6,432.32	\$16,607.73	\$16,607.73	\$0.00
12/06/2017 00:00:00	<u>10392696</u>	\$6,273.49	\$6,273.49	\$12,770.72	\$0.00
11/06/2017 10:29:00	<u>10291141</u>	\$6,414.65	\$6,414.65	\$6,414.65	\$0.00
04/04/2017 10:04:00	<u>10216753</u>	\$15,000.00	\$20,836.50	\$15,000.00	\$0.00
04/26/2016 11:35:00	<u>9672623</u>	\$7,777.53	\$7,777.53	\$7,777.53	\$0.00
04/29/2013 09:02:00	<u>7997867</u>	\$20,854.86	\$20,854.86	\$20,854.86	\$0.00
02/05/2010 13:42:00	<u>6267889</u>	\$12,375.38	\$12,375.38	\$12,375.38	\$0.00
02/14/2008 13:16:00	<u>5180054</u>	\$4,748.67	\$4,748.67	\$4,748.67	\$0.00
12/29/2006 09:35:00	<u>4512828</u>	\$4,192.11	\$4,192.11	\$4,192.11	\$0.00
12/29/2005 00:00:00	<u>3976271</u>	\$4,132.16	\$4,132.16	\$4,132.14	\$0.00
02/18/2005 09:43:00	<u>3547201</u>	\$3,955.84	\$4,095.48	\$3,955.84	\$0.00
01/07/2004 00:00:00	<u>2984878</u>	\$3,955.80	\$3,955.80	\$3,955.80	\$0.00
01/05/2004 00:00:00	<u>2954408</u>	\$0.00	\$3,955.80	\$3,955.80	\$0.00
01/02/2003 00:00:00	<u>2401455</u>	\$3,938.02	\$3,938.02	\$3,938.02	\$0.00
12/14/2001 12:00:00	<u>1647430</u>	\$3,935.10	\$3,935.10	\$3,935.10	\$0.00
01/08/2001 12:00:00	<u>1319633</u>	\$3,626.60	\$3,626.60	\$3,626.60	\$0.00
12/23/1999 12:00:00	<u>581175</u>	\$3,630.14	\$3,630.14	\$3,630.14	\$0.00
12/23/1999 12:00:00	<u>559796</u>	\$0.00	\$3,630.14	\$3,630.14	\$0.00
12/31/1998 12:00:00	<u>161315</u>	\$3,643.42	\$3,643.42	\$3,643.42	\$0.00



City of Raytown, Missouri
Occupational License

License Number: 004508-8

Expires: 09/30/2024

License is hereby Granted To: VANTAGE MOTORS LLC

VANTAGE MOTORS LLC
10004 E 350 HWY
RAYTOWN, MO 64138

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

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

Mayor Mike McDonough

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

City Collector Lisa Emerson

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

City Clerk Teresa Henry

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



City of Raytown, Missouri
Occupational License

License Number: OGR-001374-2022

Expires: 08/31/2023

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

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

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

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

Mayor Mike McDonough

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

City Collector Lisa Emerson

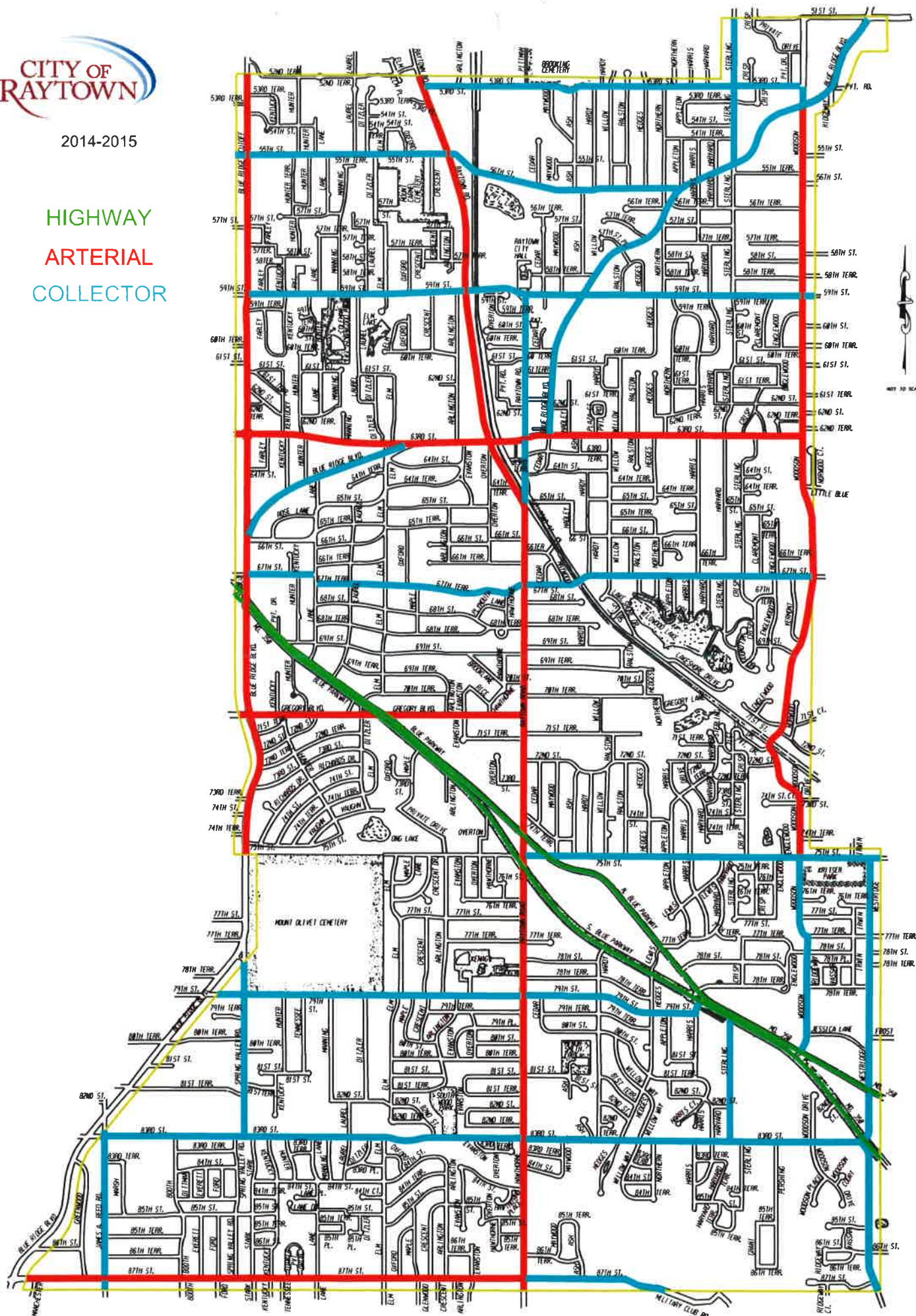
A handwritten signature in black ink, appearing to read "Lisa J. Emerson".

City Clerk Teresa Henry

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

2014-2015

HIGHWAY
ARTERIAL
COLLECTOR



Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 2539234, 10012 & 10016 E M 350 Hwy, Raytown,
Missouri

State of MO

County of Jackson

I, Amanda Loyet, being duly sworn, depose and say: that I am the Authorized Designee of Kansas City Daily Record, a daily newspaper of general circulation in Kansas City, County of Jackson, State of MO; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the Kansas City Daily Record once each day for 1 consecutive days; and that the date of the publication were as follows: 09/15/2023.

Publishers fee: \$61.48

By:

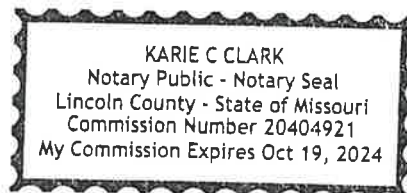

Amanda Loyet

Sworn to me on this 18th day of
September 2023

By:



Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2024



Notice of Public Hearings

Affected Property: 10012 & 10016 E M
350 Hwy, Raytown, Missouri
Jackson County Parcel ID # 45-630-
16-17-00-0-00-000 & 45-630-16-14-
00-0-00-000

A public hearing to consider a
Conditional Use Permit application for
a "Vehicle Sales, New or Used" use,
filed by the property owner, Laark
Investments LLC., to be located on
two (2) "HC" (Highway Commercial)
zoned properties located within the
350 Highway Overlay District addressed
as 10012 & 10016 E M 350 Hwy in
Raytown, Missouri, will be held by
the Raytown Planning & Zoning
Commission at 7:00pm on Thursday,
October 5, 2023. The packet and agenda
should be available for viewing on the
City of Raytown's website on Friday,
September 29, 2023.

The Raytown Board of Aldermen will
also hold a public hearing to consider
this Conditional Use Permit, tentatively
scheduled for 7:00pm on Tuesday,
November 14, 2023.

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

The public is invited to attend the
public hearings to ask questions
and provide comments. Additional
information can be obtained from
the Department of Community
Development located in Raytown
City Hall at 10000 E. 59th Street, by
telephone at (816)737-6059 or by email
at shanak@raytown.mo.us.

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

2539234 Jackson Sep. 15, 2023

FID_Parcels_3_19_20	SitusAddre	SitusCity	SitusState	SitusZipCo	owner
17540	10016 E M 350 HWY	RAYTOWN	MO	64133	LAARK INVESTMENTS LLC
	10016 E M 350 HWY				TENANT
17579	10109 E 74TH TER	RAYTOWN	MO	64133	BUILES JULIAN A
	10111 E 74TH TER				TENANT
17557	10113 E 74TH TER	RAYTOWN	MO	64133	HIGGS JASON J
17546	10001 E M 350 HWY	RAYTOWN	MO	64133	MDC COASTAL I LLC
	10001 E M 350 HWY				TENANT
24930	10004 E M 350 HWY	RAYTOWN	MO	64133	AAK INVESTMENT LLC
	10004 E M 350 HWY				TENANT
17471	7423 MAYWOOD AVE	RAYTOWN	MO	64133	BROWNING MICHAEL T
17600	10105 E 74TH TER	RAYTOWN	MO	64133	MAIS ROBERT L & PENNY S-TRUSTEES
	10105 E 74TH TER				RESIDENT
	10107 E 74TH TER				RESIDENT
17633	10101 E 74TH TER	RAYTOWN	MO	64133	MAIS ROBERT L & PENNY S-TRUSTEES
	10101 E 74TH TER				RESIDENT
	10103 E 74TH TER				RESIDENT
24918	10019 E M 350 HWY	RAYTOWN	MO	64138	FREDDY'S LAND LLC
	10019 E M 350 HWY				TENANT
17419	10201 E 75TH ST	RAYTOWN	MO	64138	ROSS DAVID A-TRUSTEE
	10201 E 75TH ST				TENANT
16551	10104 E 74TH TER	RAYTOWN	MO	64133	CHRYSOCOLLA PROPERTIES LLC
	10104 E 74TH TER				RESIDENT
17568	10012 E M 350 HWY	RAYTOWN	MO	64133	LAARK INVESTMENTS LLC
	10012 E M 350 HWY				TENANT
17639	7408 MAYWOOD AVE	RAYTOWN	MO	64133	O'CONNOR ALEC J & O'CONNOR AMY
17536	7415 MAYWOOD AVE	RAYTOWN	MO	64133	JONES PHYLLIS G
17497	7419 MAYWOOD AVE	RAYTOWN	MO	64133	HAYES JEFF S
17506	7420 MAYWOOD AVE	RAYTOWN	MO	64133	LOFTIS ALAN
17477	7424 MAYWOOD AVE	RAYTOWN	MO	64133	PALERMO PAUL F & MARTHA L TRUSTEES
17659	10013 E 74TH TER	RAYTOWN	MO	64133	MJB PROPERTY LLC
	10013 E 74TH TER				RESIDENT
	10015 E 74TH TER				RESIDENT
17710	7403 RAYTOWN RD	RAYTOWN	MO	64133	O REILLY INVESTMENT CO

24929	7403 RAYTOWN RD 10008 E M 350 HWY 10008 E M 350 HWY	RAYTOWN MO	TENANT 64133 NORDYKE STEPHEN KEITH & NANCY SUE TENANT
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owneraddre	ownercity	ownerstate	ownerzipcc	Parcel_ID
10004 E US 350 HWY	RAYTOWN	MO	64138	45-630-16-14-00-0-00-000
10016 E M 350 HWY				
10109 E 74TH TER	RAYTOWN	MO	64133	45-630-16-02-00-0-00-000
10111 E 74TH TER				
10113 E 74TH TER	RAYTOWN	MO	64133	45-630-16-01-00-0-00-000
11995 EL CAMINO REAL	SAN DIEGO	CA	92130	45-630-17-01-01-0-00-000
10001 E M 350 HWY				
14003 CODY ST	OVERLAND PARK	KS	66221	45-630-16-21-00-0-00-000
10004 E M 350 HWY				
7423 MAYWOOD AVE	RAYTOWN	MO	64133	45-630-15-04-00-0-00-000
15919 S KIDWELL RD	GREENWOOD	MO	64034	45-630-16-03-00-0-00-000
10105 E 74TH TER				
10107 E 74TH TER				
15919 S KIDWELL RD	GREENWOOD	MO	64034	45-630-16-04-00-0-00-000
10101 E 74TH TER				
10103 E 74TH TER				
206 N ROCK RD STE 200	WICHITA	KS	67206	45-720-02-01-03-0-00-000
10019 E M 350 HWY				
3144 W 138TH TER	LEAWOOD	KS	66224	45-720-01-09-00-0-00-000
10201 E 75TH ST				
4224 NE PORT DR	LEES SUMMIT	MO	64064	45-630-05-17-00-0-00-000
10104 E 74TH TER				
10004 E US 350 HWY	RAYTOWN	MO	64138	45-630-16-17-00-0-00-000
10012 E M 350 HWY				
7408 MAYWOOD AVE	RAYTOWN	MO	64133	45-630-05-19-00-0-00-000
7415 MAYWOOD AVE	RAYTOWN	MO	64133	45-630-15-02-00-0-00-000
7419 MAYWOOD AVE	RAYTOWN	MO	64133	45-630-15-03-00-0-00-000
7420 MAYWOOD AVE	RAYTOWN	MO	64133	45-630-16-12-00-0-00-000
7424 MAYWOOD	RAYTOWN	MO	64133	45-630-16-11-00-0-00-000
14548 SHERWOOD	LEAWOOD	KS	66224	45-630-16-05-00-0-00-000
10013 E 74TH TER				
10015 E 74TH TER				
PO BOX 9167	SPRINGFIELD	MO	65801-916	45-630-16-20-00-0-00-000

7403 RAYTOWN RD
RT 1 BOX 646
10008 E M 350 HWY

BUTLER

MO

64730 45-630-16-19-00-0-00-000

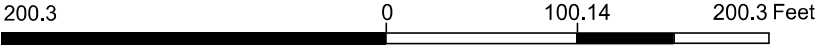
Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit

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

Notes

September 6, 2023
Re: Case No: PC-2023-08

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Conditional Use Permit application filed by Laark Investments, LLC., requesting the approval of a Conditional Use Permit for *“Vehicle Sales, New and Used”* for the properties located at:

- 10012 E 350 Highway; and,
- 10016 E 350 Highway

These properties cumulatively consist of 0.96 acre of land are located within the City of Raytown, Missouri. They are legally described as:

10012 E 350 Hwy:

GREEN VALLEY; PT OF LOT 50 DAF: BEG SWLY COR LT 50 TH SELY 275' ALG; NE ROW OF U S 50 HWY TH N 42 DEGE 148.51 FT TH SELY ALG; NELY LI SD LOT 100 FT TH S 42 DEG W 148.51' TH NLY ALG N; ROW LI HWY 50 100' TO POB 48.51 FT TO E LI HWY 50; TH; NWLY 100 FT TO BEG.

and

10012 E 350 Hwy:

GREEN VALLEY BEG SE COR LOT 50 TH N W ALG S LI LOT 247.18 FT TH N 42 DEG E 148.51 FT TO N LI LOT 50 TH SE ALG SD LI 115.85 FT TH 196.9 FT TO POB.

“Vehicle Sales, New and Used” is allowed within the “HC” Highway Commercial/Highway 350 Corridor Zoning District with the approval of a Conditional Use Permit.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at **2:00pm on Thursday, September 21, 2023**, 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, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at **7:00 PM on Thursday October 5, 2023**. The full packet and agenda should be available for view on the City of Raytown website on Friday, September 29, 2023.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, November 14, 2023**.

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

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments 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 email at shanak@raytown.mo.us.

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

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

October 5, 2023
7:00 pm
Council Meeting Chambers

1. **Welcome by Vice Chairman Frazier.** Vice Chairman Frazier called the meeting to order at 7:00 PM.
2. **Call meeting to order and Roll Call.**

Thurman: Present	Jean-Paul: Present	Frazier: Present
Emerson: Present	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Absent	
3. **Motion to Amend Agenda:** Vice Chairman Frazier entertained a motion to move item #1 to item #3. Motion was approved 7-0-1 upon a motion by Ms. Thurman and a second by Ms. Emerson.
4. **Election of Officers:** Mr. Frazier opened the discussion for the nomination of a new Planning Commission Chairperson. Mr. Meyers made a recommendation to hold the election via paper ballot. Mr. Meyers nominated Mr. Frazier as Planning Commission Chairperson. Ms. Thurman nominated Mr. Meyer. Voting was done anonymously via paper ballot. Mr. Meyers was elected Chairman.
5. **Approval of Minutes:** Minutes of July 6, 2023, Regular Meeting were approved 6-0-1 upon a motion by Ms. Emerson and a second by Mr. Thurman. Mr. Frazier abstained from voting.
6. **Public Discussion:** None.
7. **Old Business:** None.
8. **New Business:**
 - A. **Case No.: PZ 2023-07:**

Applicant: Four Gem Homes, LLC.
Request: Requesting the approval of a Rezoning from “R-P-3” (Planned High Density Residential) to “R-P-3” (Planned High Density Residential) for the purpose of residential villas for persons over the age of 55 years to be located at 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, and 5834 Hunter Ct.

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

Chairman Meyers introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Meyers entered the staff report and supporting documents into the record.

4. Applicant's Comments on Application

The applicant, Mr. Ivan Chiang, presented his request to the Planning Commission. The Planning Commission asked questions of Mr. Chiang, for which he provided answers.

5. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Rezoning.

6. Commission Discussion.

The commissioners asked questions of staff and the applicant, which all were answered. The Planning Commission requested that the potential buyer/future property owner, Ms. Cindy Stockton, speak. The Commission asked questions of Ms. Stockton, of which she answered.

7. Public Comments on Application.

Chairman Meyers asked if there were any members of the public that would like to speak on the application. There were none.

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

Ms. Emerson motioned and Mr. Bruenger seconded to recommend approval with conditions outlined in the staff report of the requested Rezoning application to the Board of Aldermen.

VOTE: Motion passed 7-0-1.

B. Case No.: PZ-2023-08

Applicant: Laark Investments, LLC.

Reason: Applicant is seeking the approval of a Conditional Use Permit for "Vehicle Sales, New and Used" for the properties located at 10012 and 10016 E. 350 Highway

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

4. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Conditional Use Permit.

5. Applicant's Comments on Application.

Mr. Kamali presented his application to the Planning Commission and discussed the reasons for the request. The Planning Commission asked questions of Mr. Kamali, for which he provided answers. City Staff, Shana Kelly, requested to modify condition #13 to read clearly that the one (1) year time period pertains to all required public improvements, which will be determined during the Site Plan application process. The applicants requested to modify the condition of approval to allow them five (5) years for the completion of public improvements. City Staff, Shana Kelly, requested to modify condition #14 to read that the Conditional Use Permit shall not be transferrable beyond the initial intended end-user, *Laark Investments* (d/b/a/ Vantage Motors, LLC.).

6. Public Comments on Application.

There were no public comments on this application.

7. Commission Discussion.

The commissioners discussed the application, asked questions of staff and the applicant, regarding the condition of approval that would allow for one (1) year for the implementation of public improvements. Ms. Thurman moved to change Condition #14 allowing for one (1) year to two (2) years for the completion of public improvements, and to change Condition #13 to replace "*Vantage Motors*" with "*Laark Investments*." The motion was seconded by Mr. Jean-Paul. City Attorney, Jennifer Baird, recommended to change Condition #13 to include the word "public" before the word improvements for clarification. The Commission voted whether or not to amend the above-mentioned conditions.

VOTE: Motion passed 7-0-1.

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

Mr. Frazier made a motion to recommend approval of the application to the Board of Aldermen subject to the amended conditions. Mr. Sneddon seconded the motion.

VOTE: Motion passed 7-0-1.

C. Case No.: PZ-2023-09

Applicant: David Joiner, Integral Design Architecture

Reason: The applicant, on behalf of the property owner(s), is seeking the approval of a Utility Easement Vacation for the purpose of a building expansion.

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

4. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Vacation of a Utility Easement.

5. Public Comments on Application.

There were no public comments on this application.

6. Applicant's Comments on Application.

The applicant, Mr. Joiner, presented his request to the Planning Commission. The Planning Commission asked questions of Mr. Joiner, for which he provided answers.

7. Commission Discussion.

There was no additional discussion by the Planning Commission at this time.

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

Mr. Sneddon motioned and Mr. Frazier seconded to recommend approval with conditions outlined in the staff report of the Easement Vacation application to the Board of Aldermen.

VOTE: Motion passed 7-0-1.

9. Other Business- Missy Wilson, Assistant City Administrator, introduced Shana Kelly, the new Planning & Zoning Coordinator. She announced that the Board of Aldermen had approved the

budget for Fiscal Year 2024, which includes funding for City Staff to put out an RFP to assist in the update of the Comprehensive Plan.

10. Set Future Meeting Date – Next Regular Meeting is Scheduled for Thursday, November 2, 2023, at 7:00 PM.

11. Meeting was Adjourned at 9:06 PM.

DRAFT

CITY OF RAYTOWN Request for Board Action

DATE SUBMITTED: 11/14/2023

MEETING DATE: November 21, 2023

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

Board of Aldermen consideration and approval of an application filed by David Joiner, Integral Design Architecture, on behalf of H&H Color Lab, requesting vacation of a ten-foot (10') utility easement originally platted on Lot 1 of H & H Color Lab, located at 8906 E. 67th Street in an HC-350, Highway Commercial-350 Highway Corridor Overlay District. This vacation, if approved, would allow the property owner to expand their existing building to the north meeting City of Raytown Subdivision and Zoning Ordinance requirements regarding lot size, depth, setbacks and lot area.

BACKGROUND/JUSTIFICATION

The proposed vacation is necessary for the expansion of their existing building. The requested vacation of the platted easement is supported by utility release letters from potentially impacted public utility services, the City of Raytown Public Works Department, and Raytown Fire District. The applicant owns the entirety of the easement area being requested to be vacated.

The Board of Aldermen held a public hearing of this item during the November 14, 2023 Raytown Board of Aldermen meeting.

RECOMMENDED MOTION

Staff recommends approval as submitted. The Planning & Zoning Commission voted (7-0) on October 5, 2023, to recommend approval of the application with all conditions as contained in the staff report and the attached Ordinance. The applicant was present as the Conditions of Approval were individually explained.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Planning & Zoning Commission recommended approval subject to conditions outlined in the staff report on October 5, 2023.

FINANCIAL IMPACT

Contractor:	
Amount of Request/Contract:	
Amount Budgeted:	
From Account Name and #:	Amount:
To Account Name and #:	Amount:

REVIEWED BY

Jennifer Baird Damon Hodges Teresa Henry
--

LIST OF REFERENCE DOCUMENTS ATTACHED

- | | |
|----|--------------------------------------|
| 1. | Ord H & H Color Lab-Utility Easement |
| 2. | PZ.2023.09_VAC.H&H.Color.Lab |
| 3. | Oct.5.2023_PC.Minutes |

**SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)**

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

AN ORDINANCE APPROVING THE VACATION OF A PLATTED 10-FOOT-WIDE UTILITY EASEMENT LOCATED UPON LOT 1 OF H & H COLOR LAB, AT 8906 E. 67TH STREET IN AN HC-350, HIGHWAY COMMERCIAL-350 HIGHWAY CORRIDOR OVERLAY DISTRICT, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2023-09, was duly submitted on or about August 18, 2023, by David Joiner of Integral Design Architecture on behalf of H&H Color Lab in Raytown, Missouri, requesting the vacation of a platted 10-foot wide utility easement located upon Lot 1 of H&H Color Lab and more particularly described on Exhibit A attached hereto, at 8906 E. 67th Street in an HC-350, Highway Commercial-350 Highway Corridor Overlay District, within the City of Raytown, Jackson County, Missouri (the "Application"); and

WHEREAS, the Application was considered by the Planning Commission on October 5, 2023, and, following a published notice, a public hearing, and the taking of testimony from all parties present, and by a vote of 7 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

WHEREAS, the Board of Aldermen finds and declares that the provisions hereinafter contained and enacted are pursuant to and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the Application.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – APPROVAL OF EASEMENT VACATION. That the Application, duly submitted by David Joiner of Integral Design Architecture on behalf of H&H Color Lab in Raytown Missouri, requesting the vacation of a platted 10-foot-wide utility easement located upon Lot 1 of H&H Color Lab and more particularly described on Exhibit A attached hereto, at 8906 E. 67th Street in an HC-350, Highway Commercial-350 Highway Corridor Overlay District, within the City of Raytown, Jackson County, Missouri, is hereby approved.

SECTION 2 – CONDITIONS OF APPROVAL. That the Application duly submitted by David Joiner of Integral Design Architecture on behalf of H&H Color Lab in Raytown, Missouri, requesting the vacation of a platted 10-foot wide utility easement located upon Lot 1 of H&H Color Lab and more particularly described on Exhibit A attached hereto, 8906 E. 67th Street in an HC-350, Highway Commercial-350 Highway Corridor Overlay District, within the City of Raytown, Jackson County, Missouri, is approved subject to the following conditions as contained in the staff report and as approved by the Planning Commission:

1. Should any utilities be discovered within the vacated easement once construction is underway, it is the responsibility of the applicant/property owner to determine what utility is present and which entity owns the assets and work with the entity to relocate the service (if needed and not an abandoned line);
2. Upon approval by the Raytown Board of Aldermen, it is the responsibility of the applicant/property owner to have the signed Ordinance recorded with the Jackson County Recorder of Deeds and an as-recorded copy returned to the Community Development Department and the City Clerk's Office; and,

3. The future expansion will be reviewed to ensure conformance to all regulations in the "HC" Zoning District and Hwy 350 Corridor Design Overlay standards.

SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 21st day of November, 2023.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney

EXHIBIT 'A'

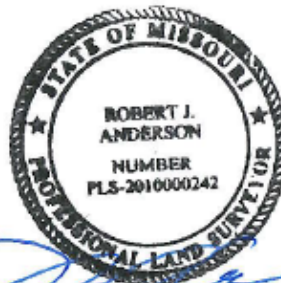
SHEET 1 OF 2

PROJECT: PARTIAL EASEMENT VACATION
 DATE: AUGUST 15, 2023
 COUNTY/STATE: JACKSON/MISSOURI
 SECTION: SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST

EASEMENT DESCRIPTION

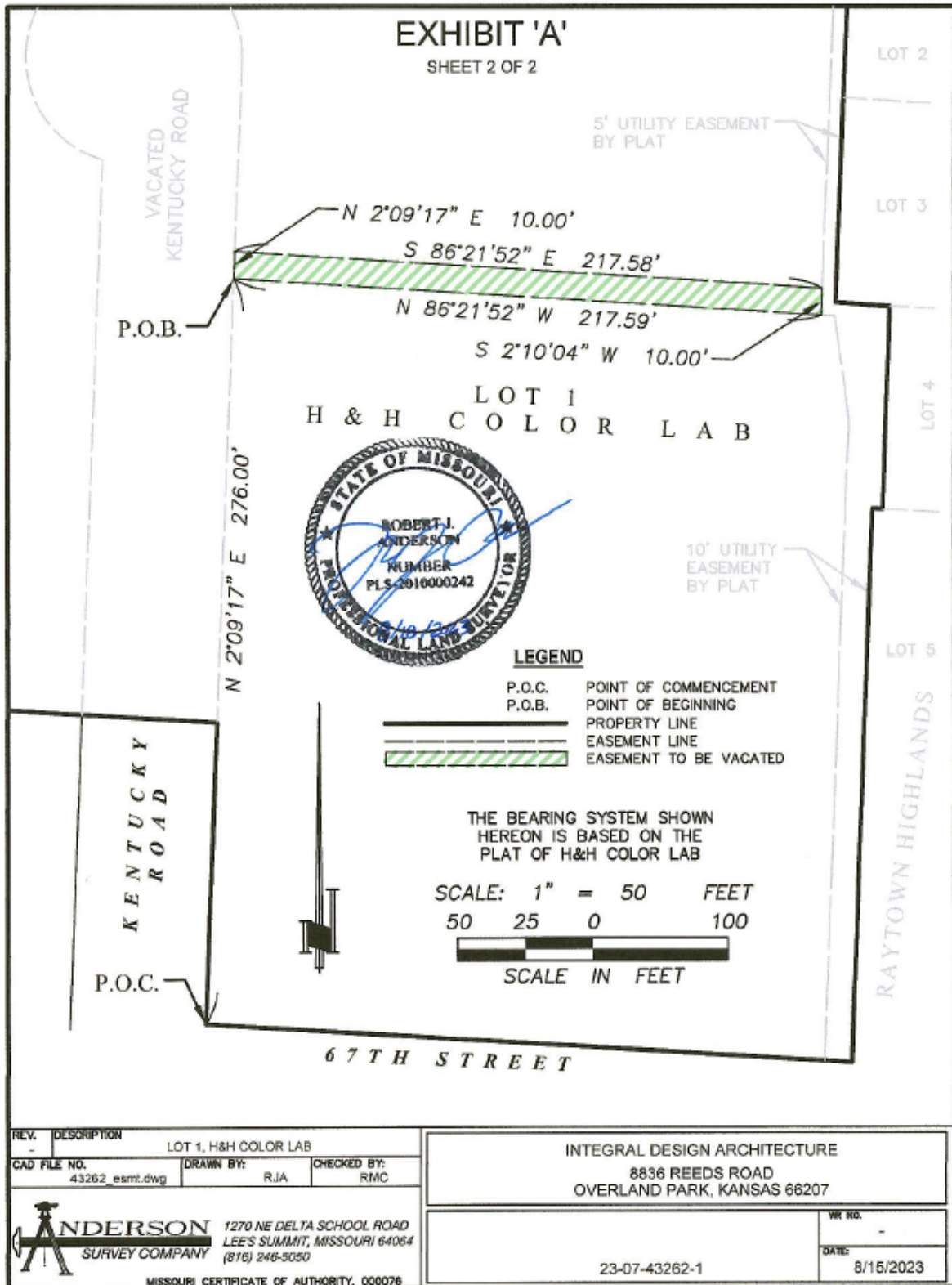
PART OF LOT 1, H&H COLOR LAB, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 67TH STREET AND THE EAST RIGHT OF WAY LINE OF KENTUCKY ROAD, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 2°-09'-17" EAST ALONG SAID EAST RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 276.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 29°-17" EAST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 10.00 FEET; THENCE SOUTH 86°-21'-52" EAST, A DISTANCE OF 217.58 FEET TO THE WEST LINE OF AN EXISTING 5.00 FOOT UTILITY EASEMENT ESTABLISHED BY SAID SUBDIVISION; THENCE SOUTH 2°-10'-04" WEST ALONG THE SOUTHERLY PROLONGATION OF SAID WEST LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 86°-21'-52" WEST, A DISTANCE OF 217.59 FEET TO THE POINT OF BEGINNING, CONTAINING 2,176 SQUARE FEET OR 0.050 ACRES, MORE OR LESS.



ROBERT J. ANDERSON
 MISSOURI PLS #2010000242

REV.	DESCRIPTION	LOT 1, H&H COLOR LAB		INTEGRAL DESIGN ARCHITECTURE 8836 REEDS ROAD OVERLAND PARK, KANSAS 66207	
CAD FILE NO.	DRAWN BY:	CHECKED BY:			
43262_esmt.dwg	RJA	RMC		NR NO. - DATE: 8/15/2023	
ANDERSON SURVEY COMPANY			1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-6060		23-07-43262-1
MISSOURI CERTIFICATE OF AUTHORITY: 000078					





Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Utility Easement Vacation PZ-2023-09

Planning & Zoning Meeting Date: October 5, 2023

Board of Aldermen Date: November 14, 2023



Applicant: David Joiner | Integral Design Architecture on behalf of H&H Color Lab

Location: 8906 E 67th Street

Property Owner: H&H Color Lab, Inc.

Property Zoning: "HC-P" (Highway Corridor Commercial and Planned Zoning Overlay District)

Project Summary: The applicant is requesting the Vacation of a utility easement for the purpose of expanding the existing building over the easement.

Staff Recommendation: Staff recommends **Approval with Conditions** of the Vacation Application. Conditions are outlined below.

Background Information: David Joiner with Integral Design Architecture, on behalf of H&H Color Lab, is requesting the approval of the vacation of a utility easement, located wholly on their property on the north side of the existing building, for the purpose of a building expansion.

Letters have been received from all private and City-owned services within the subject area. The Department of Public Works, Google Fiber, and Spire have no facilities within the easement. AT&T has no working service within the easement but does have a copper cable. The appropriate actions have been taken for the removal of this cable. Comcast and Evergy do have functioning facilities within the easement and have agreed to their relocation. Raytown Fire approves the vacation.

Previous Planning Case History: This site has been used as the home of H&H Color Lab since approximately 1974. In 1997, the property was rezoned from "R-2" to "C-3" (Extensive Commercial) and the building was expanded.

In 2013, the property was rezoned from "HC" (Highway Corridor Commercial) to "HC-P" (Highway Corridor Commercial and Planned Zoning Overlay District) and the Final Plat for H&H Color Lab was approved. The northernmost portion of Kentucky Avenue was vacated to become a private street.



Site Description and Present Use: The site is currently the home of H&H Color Lab, a commercial business that has existed at this location since 1974.

Public Noticing: Planning Commission meeting has been advertised with Newspaper Public Notice, but no neighbor mailings or neighborhood meeting is required before the Board of Aldermen as the easement is wholly on the applicant's property and has acquired the utility company easement releases (copies attached to this report).

Adjacent Properties:

	Zoning:	Current Land Use:
North:	"HC-P" (Highway Commercial/350 Corridor Overlay District)	Single-Family Homes
South:	"HC-P" (Highway Commercial/350 Corridor Overlay District) and "R-3" (High-Density Residential District)	E. 67 th Street (Collector Street) Commercial Business (Sutherlands Home Improvement Store) and Multi-Family Homes (El Dorado Apartments)
East:	"R-2" (Medium Density Residential)	Single-Family Homes
West:	"HC-P" (Highway Commercial/350 Corridor Overlay District)	Rice-Tremonti Historic Site

Street Classification: H&H Color Labs is located on E 67th Street. E 67th Street is classified as a Collector Street.

FINDINGS OF FACT:

Using the same findings of fact to vacate a platted easement as are used to approve new plats including the associated utility easements and rights-of-way, the following findings have been made:

1. Conformance to the City of Raytown Ordinances:

Staff has determined that the application meets City of Raytown regulations as pertains to the protection of private and public utility services within easements because the applicant has followed all necessary procedures. The easement is entirely located upon the applicant's property, is not shared with any neighbors, and release letters from the utility service providers and City-owned services are included as attachments to this report.

2. Suitability of the land for subdivision development:

The proposed easement vacation is intended to permit the property owner of the 4.28-acre parcel of land to extend the existing building to the north across the area to be vacated. The building addition will be reviewed to ensure conformance to "HC" (Highway Commercial) and 350 Highway Corridor design overlay standards prior to approval.

3. Consistency with adjoining uses and platted property:



Adjoining uses are single-family residential. There are two legal nonconforming single-family homes within the platted property to the north of the existing building. The vacation of the utility easement allows for the expansion of the building to the north. As the property is zoned "HC" (Highway Commercial) and is within the Hwy 350 Corridor Overlay district, the expansion of the current business helps to bring the property into conformance with these zoning district standards, and more aligned with the Comprehensive Plan.

4. Adequacy of public facilities and utilities to serve the proposed development:

Letters have been received from all private and City-owned services within the subject area. The Department of Public Works, Google Fiber, and Spire have no facilities within the easement. AT&T has no working service within the easement but does have a copper cable. The appropriate actions have been taken for the removal of this cable. Comcast and Evergy do have functioning facilities within the easement and have agreed to their relocation. Raytown Fire approves the vacation.

5. Consideration of Planning Principles on site including lot layout and topography:

There are no concerns regarding general planning principles regarding the vacation of the subject property and the future expansion of the existing building to the north. The topography of the site does not pose any issues. The future expansion will be reviewed to ensure conformance to all regulations in the "HC" Zoning District and Hwy 350 Corridor Design Overlay standards and will have street access via a private street and Kentucky Avenue.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
 - NONE
- **Items that are conditions of approval:**
 - NONE
- **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
 - NONE

ATTACHMENTS:

- Zoning Map
- Site Photo
- Legal Description and Survey Exhibit of Area to be Vacated
- Letters from Utility Companies / Public Services
- Application
- Ownership Affidavit
- Street Classification Map



- Affidavit of Publication

RECOMMENDATION:

Staff recommends Case No. **PZ-2023-09** be **APPROVED** by the Planning Commission and forwarded to the Board of Aldermen with a recommendation to **APPROVE** the vacation of the identified utility easement with the following conditions of approval:

1. Should any additional utilities be discovered within the vacated easement once construction is underway, it is the responsibility of the applicant/property owner to determine what utility is present and which entity owns the assets and work with the entity to relocate the service (if needed and not an abandoned line);
2. Upon approval by the Raytown Board of Aldermen, it is the responsibility of the applicant/property owner to have the signed Ordinance recorded with the Jackson County Recorder of Deeds and as-recorded copy returned to the Community Development Department and the City Clerk's Office; and,
3. The future expansion will be reviewed to ensure conformance to all regulations in the "HC" Zoning District and Hwy 350 Corridor Design Overlay standards.



Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

ZONING MAP





Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

Area of Utility Easement to Be Vacated:



EXHIBIT 'A'

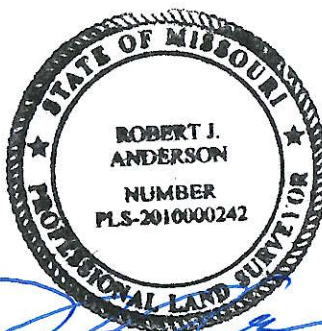
SHEET 1 OF 2

PROJECT: PARTIAL EASEMENT VACATION
DATE: AUGUST 15, 2023
COUNTY/STATE: JACKSON/MISSOURI
SECTION: SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST

EASEMENT DESCRIPTION

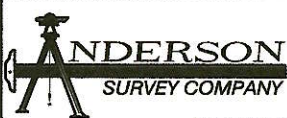
PART OF LOT 1, H&H COLOR LAB, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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8/18/2023

ROBERT J. ANDERSON
MISSOURI PLS #2010000242

REV.	DESCRIPTION
-	LOT 1, H&H COLOR LAB
CAD FILE NO.	DRAWN BY: RJA
43262_esmt.dwg	CHECKED BY: RMC
 ANDERSON SURVEY COMPANY	
1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050	
MISSOURI CERTIFICATE OF AUTHORITY, 000076	

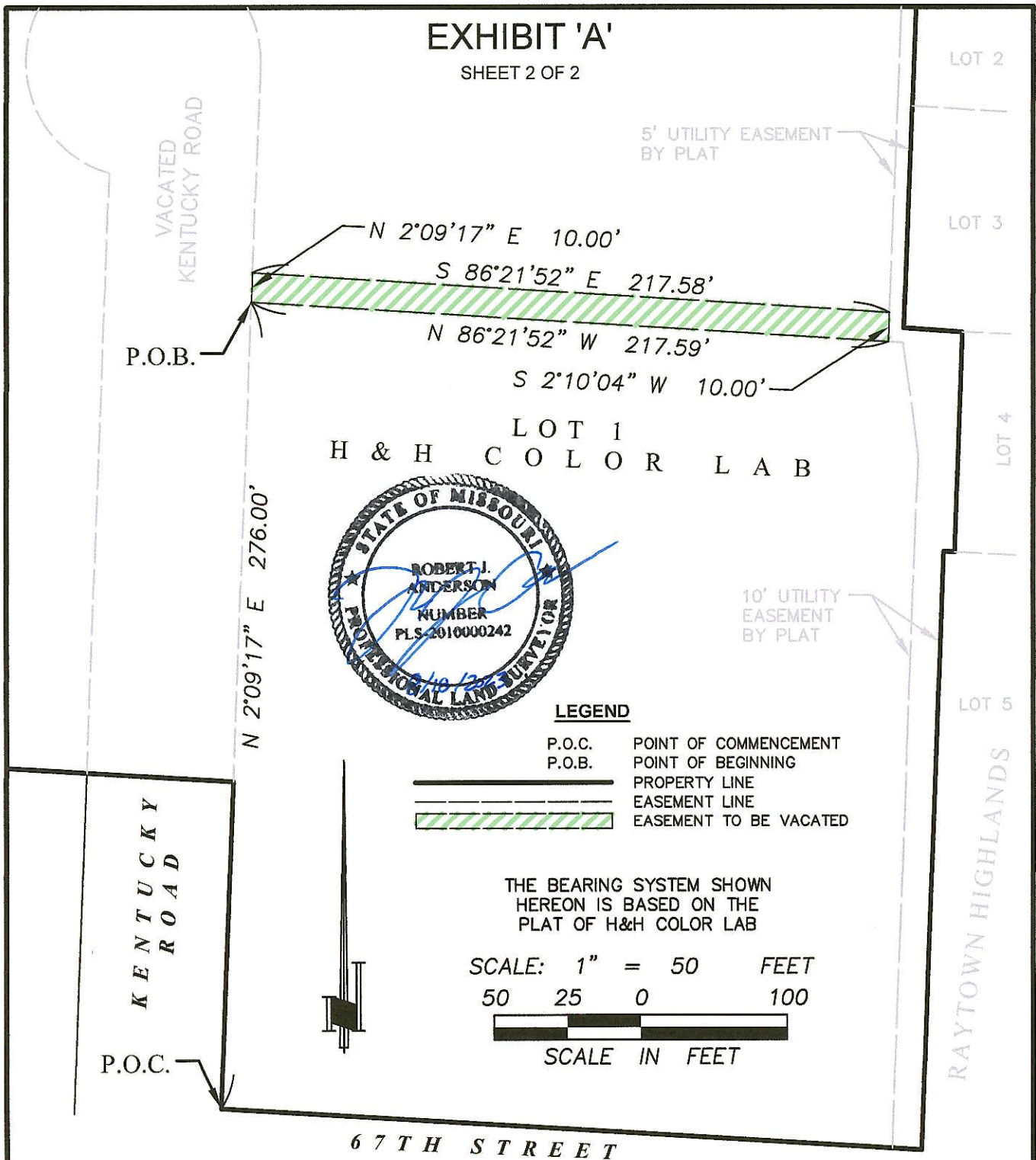
INTEGRAL DESIGN ARCHITECTURE
8836 REEDS ROAD
OVERLAND PARK, KANSAS 66207

23-07-43262-1

WR NO.
-
DATE:
8/15/2023

EXHIBIT 'A'

SHEET 2 OF 2



REV.	DESCRIPTION
-	LOT 1, H&H COLOR LAB
CAD FILE NO.	DRAWN BY: CHECKED BY:
43262_esmt.dwg	RJA RMC
ANDERSON SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050	
MISSOURI CERTIFICATE OF AUTHORITY, 000076	

INTEGRAL DESIGN ARCHITECTURE 8836 REEDS ROAD OVERLAND PARK, KANSAS 66207	
23-07-43262-1	WR NO. - DATE: 8/15/2023



Google Fiber

David Joiner <dljoinerarch@gmail.com>

Easement Vacation

11 messages

David Joiner <dljoinerarch@gmail.com>

Wed, Aug 16, 2023 at 3:21 PM

To: rachelmerlo@google.com, amystack@google.com, kelliott@google.com

Rachel, Karen, Amy;

We are working on a utility easement vacation at 8906 E 67th St, Raytown, MO 64133 to enable a new building addition. We believe you may have a fiber line running through this easement which if so will need to be rerouted.

The existing utility easement & proposed building addition are shown on the attached drawings. Please verify if you have an active data line using the easement. If that is the case, we request a letter from Google Fiber indicating approval of the easement vacation.

The letter is requested prior to Friday 8-18-23.

Please contact me if you have any questions or concerns.

Sincerely,

David Joiner RA

INTEGRAL DESIGN ARCHITECTURE

913-383-3738 (O) 913-244-4083 (M)



2 attachments**H & H EASEM VACATION 8-07-23.pdf**

185K

**DD SITE EXP PLAN 7-24-23.pdf**

78K

David Joiner <dljoinerarch@gmail.com>

Thu, Aug 17, 2023 at 3:16 PM

To: rachelmerlo@google.com, amystack@google.com, kelliott@google.com

Any updates on furnishing a letter approving vacation of the utility easement? Thanks.

[Quoted text hidden]

Rachel Merlo <rachelmerlo@google.com>

Thu, Aug 17, 2023 at 3:53 PM

To: David Joiner <dljoinerarch@gmail.com>

Cc: amystack@google.com

Hi, David. Please note Kari Elliot is not with Google Fiber anymore.

I am looking into how we can help with this. Amy or I will be in touch shortly.

Thanks,
Rachel

[Quoted text hidden]

Amy Stack <amystack@google.com>

Fri, Aug 18, 2023 at 9:22 AM

To: Rachel Merlo <rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>

Cc: David Joiner <dljoinerarch@gmail.com>

+ kc-google-uc@google.com

[Quoted text hidden]

2 attachments



H & H EASEM VACATION 8-07-23.pdf

185K



DD SITE EXP PLAN 7-24-23.pdf

78K

David Joiner <dljoinerarch@gmail.com>

Fri, Aug 18, 2023 at 12:38 PM

To: Amy Stack <amystack@google.com>

Cc: Rachel Merlo <rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>

Amy,

Were you able to verify if Google Fiber has any lines running through the utility easement being vacated?

Thanks,
David

[Quoted text hidden]

Jordan Weibel <jweibel@google.com>

Wed, Aug 23, 2023 at 9:20 AM

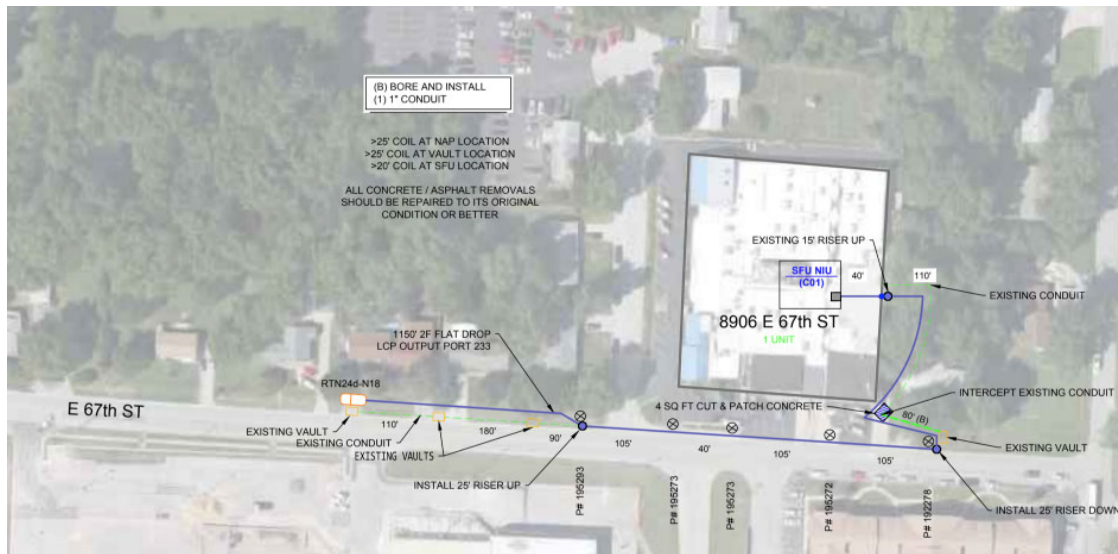
To: David Joiner <dljoinerarch@gmail.com>, Mikki Torres <micholle@google.com>

Cc: Amy Stack <amystack@google.com>, Rachel Merlo <rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>

+[Mikki Torres](#)

Hi David,

Confirming we do have a service line to [8906 E 67th St, Raytown, MO 64133](#). Does this address still need service?



Thanks,

Jordan

[Quoted text hidden]

[Quoted text hidden]

--

You received this message because you are subscribed to the Google Groups "KC Google UC" group.

To unsubscribe from this group and stop receiving emails from it, send an email to kc-google-uc+unsubscribe@googlegroups.com.

To view this discussion on the web visit https://groups.google.com/a/google.com/d/msgid/kc-google-uc/CALaAdq21v4VxhnwUJOJfQeCKU0_9qwE-PDV1O24sJ9KbryDb2Q%40mail.gmail.com.

--



Jordan Weibel
Technical Operations Manager, OSP Engineering
GFiber

David Joiner <dljoinerarch@gmail.com>
To: Jordan Weibel <jweibel@google.com>

Wed, Aug 23, 2023 at 10:31 AM

We do not intend to terminate any existing service to this address. We are vacating an existing easement to the north of the building, which doesn't appear to be an issue as your line extends from the south and does not run through the easement.

[Quoted text hidden]

Jordan Weibel <jweibel@google.com>
To: David Joiner <dljoinerarch@gmail.com>

Wed, Aug 23, 2023 at 11:02 AM

Okay sounds good. If you need anything else please reply all to the group. I'm out of office the rest of the week.

Thanks.

[Quoted text hidden]

Mikki Torres <micholle@google.com>

Thu, Aug 24, 2023 at 2:27 PM

To: Jordan Weibel <jweibel@google.com>, Corey Smith <coreysmith@google.com>

Cc: David Joiner <dljoinerarch@gmail.com>, Amy Stack <amystack@google.com>, Rachel Merlo <rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>

Hi David,

I will get a relocation requested for 8906 E 67th St to move our plant out of the easement. can you send me the pathway you need moved as i did not get that copy.

Mikki Torres

General Project Manager, Ops

Google Fiber via Adecco

micholle@google.com

On Wed, Aug 23, 2023 at 9:20 AM Jordan Weibel <jweibel@google.com> wrote:

[Quoted text hidden]

Mikki Torres <micholle@google.com>

Thu, Aug 24, 2023 at 4:12 PM

To: David Joiner <dljoinerarch@gmail.com>, Corey Harrison <hacharles@google.com>

Cc: Amy Stack <amystack@google.com>, Rachel Merlo <rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>, Corey Smith <coreysmith@google.com>

David, I have copied Corey Harrison, who will be the on site project manager for this relocation.

I have created ticket WO-465092 for this project. Please send us the photo/map and we will get this going.

Thank you,

Mikki

Mikki Torres

General Project Manager, Ops

Google Fiber via Adecco

micholle@google.com

[Quoted text hidden]

David Joiner <dljoinerarch@gmail.com>

Wed, Aug 30, 2023 at 3:31 PM

To: Mikki Torres <micholle@google.com>

Cc: Corey Harrison <hacharles@google.com>, Amy Stack <amystack@google.com>, Rachel Merlo

<rachelmerlo@google.com>, KC Google UC <kc-google-uc@google.com>, Corey Smith <coreysmith@google.com>

Thank you. I'll get that information to you as soon as possible.

[Quoted text hidden]

Comcast

Shana Kelly

From: David Joiner <dljoinerarch@gmail.com>
Sent: Tuesday, September 12, 2023 8:04 AM
To: Shana Kelly
Subject: Fwd: [EXTERNAL] H + H Color Lab
Attachments: image002.png

Additional communication from Comcast.

----- Forwarded message -----

From: Plunkett, Jesse <jesse_plunkett@comcast.com>
Date: Tue, Sep 12, 2023, 7:23 AM
Subject: RE: [EXTERNAL] H + H Color Lab
To: David Joiner <dljoinerarch@gmail.com>

September 12 ,2023

David Joiner RA

Integral Design Architecture

H&H Color Labs - Vacation of Utility Easement

David,

I received your information regarding the request to vacate the utility easement crossing H&H Color Lab, Lot 1 .

Upon payment Comcast can relocate our facilities from that utility easement. The job has been sent to our construction department as of this letter.

After payment & our relocations, Comcast will not have facilities in the proposed utility easement vacation. Comcast would sign a Utility Easement Vacation request.

Please send me any formal request as needed. Let me know if you have

any additional questions.

Jesse Plunkett

Comcast

Network Project Manager, Construction

Thank you,

Jesse Plunkett

Network Project Manager, Construction

816 295 4158



From: David Joiner <dljoinerarch@gmail.com>
Sent: Monday, September 11, 2023 3:43 PM
To: Plunkett, Jesse <jesse_plunkett@comcast.com>
Subject: [EXTERNAL] H + H Color Lab

Jesse,

The sample letters from the City of Raytown mainly were from companies that verified that they didn't have utilities in the easement being vacated.

Attached is the letter we received from Evergy for our easement vacation that you could refer to generally for your letter or email. We have already engaged Evergy to start the relocation, so that would be the main difference as we haven't yet started the actual relocation process with comcast.

Sincerely,

David Joiner RA

INTEGRAL DESIGN ARCHITECTURE

913-383-3738 (O) 913-244-4083 (M)



Raytown Fire

Shana Kelly

From: Mike Hunley <MikeH@RaytownFire.com>
Sent: Friday, August 18, 2023 3:30 PM
To: Shana Kelly
Cc: David Joiner
Subject: Re: H + H COLOR LAB - Easement Vacation

Shana,

We have been working with H&H Color Lab over the past several months. The Fire District is fine with vacating that easement as it will be necessary for construction of the new addition.

Thanks and let me know if you have any questions,

From: David Joiner <dljoinerarch@gmail.com>
Sent: Thursday, August 17, 2023 2:58 PM
To: Mike Hunley
Subject: H + H COLOR LAB - Easement Vacation

Mike,

As you are aware, we are planning to vacate an existing 10'-0" utility easement to enable construction of a new building addition. The utility easement currently has a private water line running through it.

I spoke with Bruce Pence with Public Water Supply District No.2 re: the existing water line within the easement. He said that this was a private line connected to the existing fire hydrant NE of the building. We plan to remove the water line & decommission the fire hydrant but retain the two FH's on Kentucky Ave.

The City of Raytown requires letters from City departments and utility companies indicating approval and permission to vacate the easement. Can you please provide a short letter addressed to Shana Kelly / City Planner that you approve of the vacation of the existing easement?

If you are able to email the letter to me today or tomorrow morning, that would be great as we need to submit the application by Friday afternoon.

Thank you very much. Let me know if you have any questions or need any additional information.

Sincerely,

David Joiner RA

INTEGRAL DESIGN ARCHITECTURE

913-383-3738 (O) 913-244-4083 (M)

CITY OF
RAYTOWN

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



Site plan for 67TH STREET showing building additions, existing structures, and parking areas. The plan includes the following details:

- PH 1 ADDITION:** 18,000 SF, shaded green area.
- EXISTING BUILDING:** 28,908 SF, labeled "PRINTING / SHIPPING / SUPPLIES".
- EXISTING BUILDING:** 12,537 SF, labeled "PUBLIC ACCESS / OFFICES".
- HC ZONE:** A zone label within the existing building footprint.
- EXISTING RESIDENCE:** Two small rectangular structures.
- BUILDING ADDITION:** Located at the top right, with dimensions 64'0" x 60'0" and a gross area of 6,000 SF.
- EXISTING RESIDENCE (TO REMAIN):** A small rectangular structure on the right.
- TRANSFORMER:** Located near the existing residence to remain.
- FUTURE PARKING EXPANSION:** A large rectangular area on the right.
- TRASH DUMPSTER:** A small rectangular structure near the future parking expansion.
- STREETS:** 67TH STREET (top), KENTUCKY AVE (left), and 67TH STREET (bottom).
- LANES:** 30'0" BUILDING SETBACK LANE, 30'0" FIRE LANE, TRANSFORMER ACCESS LANE, 15'0" BUILDING SETBACK LANE, and 15'0" FIRE LANE.
- UTILITIES:** 12.0" SBBT, LIFT/STY EQUIPMENT (indicated by dashed lines).
- OTHER:** "R-2 ZONE" label, "PUBLIC ACCESS / OFFICES" label, and "PRINTING / SHIPPING / SUPPLIES" label.


Jason Hanson
City Engineer

Page 136 of 164

Spire

Brashear, Priscilla
Spire Energy

8-18-23

Spire does not have any gas main in conflict with the vacate request at this time.

Thanks,
Priscilla Brashear
Right of Way Representative

3025 SE Clover Dr.
Lee's Summit, MO 64082
816.317.5718 Mobile
816.360.5036 Office
SpireEnergy.com



H + H Color Lab Easement Vacation

Date: 8-18-23

AT&T currently has a 50 pair aerial copper cable in easement. We do not have any working service and do not plan on providing service with this cable. We will remove line so Evergy can remove existing power poles.

The easement will no longer be needed for current or future At&t lines. If the below conditions are met.

A custom work order must be started, and all cost associated with moving the cable out of the easement are paid in full before any work will take place. If this does not happen, we cannot vacate the easement.

Shane Jarman

AT&T

Manager-OSP Planning & Engineering Design

Comcast



Plunkett, Jesse <jesse_plunkett@comcast.com> 8:45 AM (4 hours ago)

to me

David,

Please use this email as the Comcast letter. We do have facilities in the easement that is being vacated.

I've attached a map of our Comcast facilities.

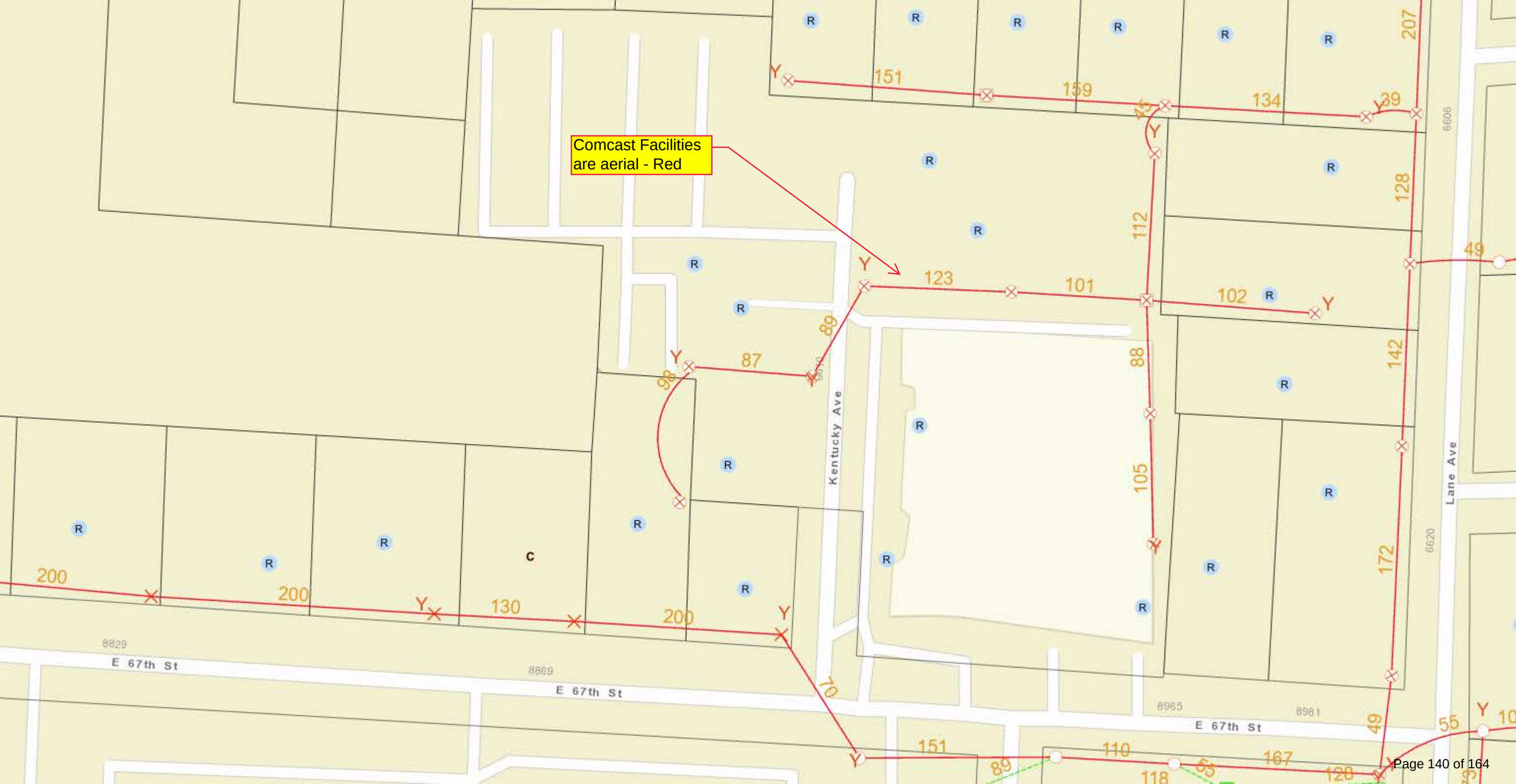
Can you provide the contact information of who will be paying for Comcast facilities to be relocated.

Is there a timeline for when the 2 houses on Kentucky Ave will be vacated or have the people already moved out?

Thank you.

Jesse Plunkett
Network Project Manager, Construction
816 295 4158





Comcast Facilities
are aerial - Red

August 17, 2023

David Joiner RA
Integral Design Architecture

Re: H&H Color Labs – Vacation of Utility Easement

David,

I received your information regarding the request to vacate the utility easement crossing H&H Color Lab, Lot 1.

Evergy has received payment to relocate our facilities from that utility easement. The job has been sent to our construction department as of this letter. Relocations will begin soon.

After our relocations, Evergy will not have facilities in the proposed utility easement vacation. Evergy would sign a Utility Easement Vacation request.

Please send me any formal request as needed. Let me know if you have any additional questions.

Sincerely,



Heath Lenahan

Evergy
Design Training Specialist

O: 816-652-1808 **M:** 816-392-3272

www.evergy.com



Community Development Department

10000. E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6173 Fax: 816-737-6014
Email: Chrisg@Raytown.mo.us

APPLICATION FOR RIGHT-OF-WAY/EASEMENT VACATION

APPLICANT/OWNER INFORMATION

ApplicantName: DAVID JOINER _ Company: INTEGRAL DESIGN ARCHITECTURE _
Street Address: 8836 REEDS ROAD _ City: OVERLAND PARK State: KS Zip: 66207_
Telephone: 913-244-4083 Fax: 913-383-3738 E-Mail: djoinerarch@gmail.com

Property Owner Name (if different than applicant): H+H COLOR LAB _
Street Address: 8906 E. 67TH ST. City: Raytown_ State: MO Zip: 64133
Telephone (8 0 0) 8 2 1 - 1 3 0 5 Fax: 8 1 6 - 3 1 3 - 1 4 8 0 Mail: dbrown@hhcolorlab.com

Firm Preparing Exhibits:
ANDERSON SURVEYING Contact: BOB ANDERSON
Street Address: 1270 NE Delta School Road City: Lee's Summit State: MO Zip: 64064
Telephone 816-246-5050 Fax: _____ E-Mail: bob@andersonsurvey.com _

*All correspondence on this application should be sent to (check one): ☒ Applicant _ ☐ Property Owner

VACATION REQUEST

The applicant is hereby requesting the vacation of property generally described as

A 10 ft. wide x approx. 220 ft. long utility easement located on the east portion of Lot 1 Replat in Raytown Highlands, a subdivision in Raytown, Jackson County, Missouri.

APPLICANT'S DECLARATION

My application consists of the following items and information necessary for a complete application.

- | | |
|--|--|
| > Completed Application Form | > Ownership affidavit OR owner(s) consent form (two-thirds of property owners) |
| > Attached Legal Description and Exhibit | > Required Fee: \$250.00 |
| > Utility Agency Consent Letters | |

The following declarations are hereby made

The undersigned is the owner or authorized agent of the owner or the officers of a corporation or partnership

The applicant has discussed this application with the Community Development Department.

CD Staff Member Missy Wilson, Jason Hanson, Andy Boyd Date: 6-29-23

The information presented and contained within this application is true and correct to the best of the undersigner(s) knowledge

SIGNATURE OF OWNER(S) AND APPLICANT(S) WITH INTEREST IN VACATION ACTION:

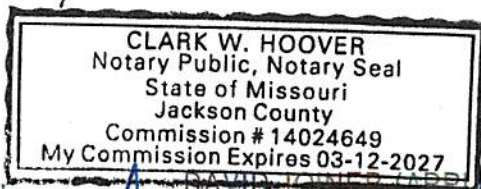
Printed Name: WAYNE HAUB (OWNER)

Signature: Wayne Haub Date: 8-17-23

Subscribed and sworn to me on this the 17 day of August 2023

in the County of Jackson State of MO

Notary Public: Clark W. Hoover My Commission Expires: 3-12-2027
Stamp:



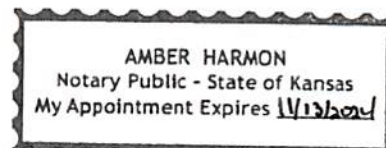
Printed Name: DAVID JONES (APPLICANT)

Signature: David Jones Date: 8-17-23

Subscribed and sworn to me on this the 17th day of August 2023

in the County of Johnson State of Kansas

Notary Public: Amber Harmon My Commission Expires: 11/13/2024
Stamp:



OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)
COUNTY OF JACKSON)

Comes now H#H Color Lab, Inc (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property legally described in the proposed application for vacation of right-of-way and acknowledges the submission of the application for vacation of said right-of-way/utility easement with the City of-Raytown.

Dated this 17th Day of August 20 23

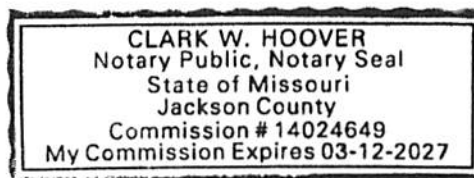
Wayne Hamb
Signature of Owner

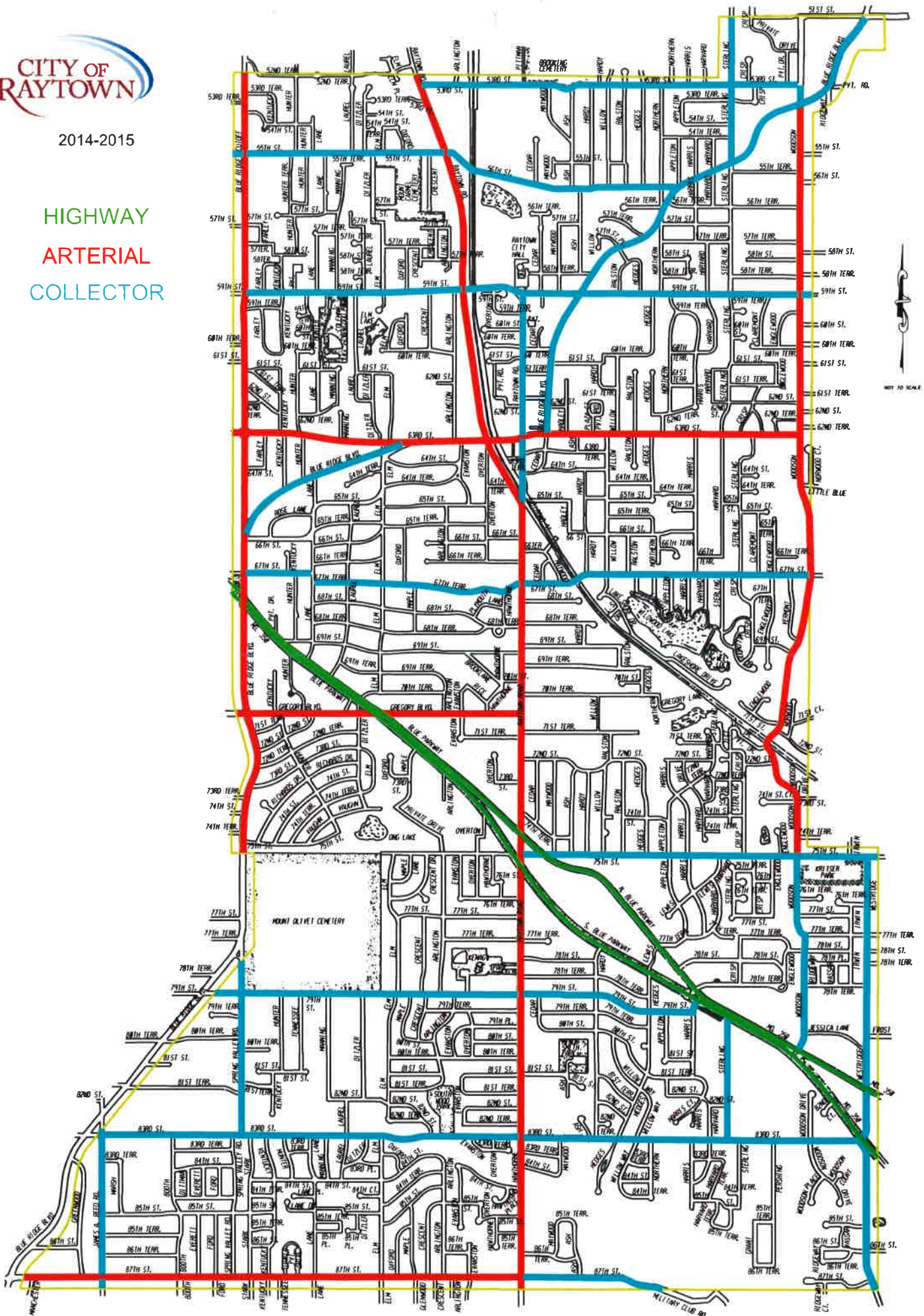
Wayne Hamb, President & CEO
Printed Name

Subscribed and sworn to before me this 17th Day of August 2023

Clark W. Hoover
Notary Public

3-12-2027
My Commission Expires





Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59th St
Raytown, MO, 64133

Re: Legal Notice 2539237, 8906 E 67th Street, Raytown, Missouri

State of MO)
) SS:
County of Jackson)

I, Amanda Loyet, being duly sworn, depose and say: that I am the Authorized Designee of Kansas City Daily Record, a daily newspaper of general circulation in Kansas City, County of Jackson, State of MO; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the Kansas City Daily Record once each day for 1 consecutive days; and that the date of the publication were as follows: 09/15/2023.

Publishers fee: \$63.80

By:

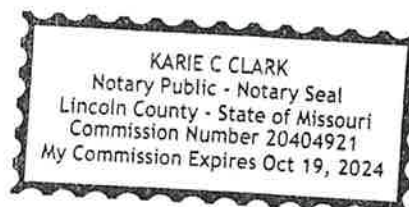
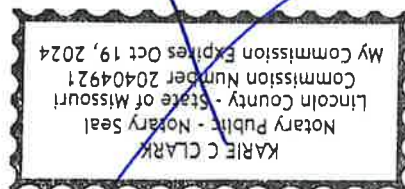

Amanda Loyet

Sworn to me on this 18th day of
September 2023

By:



Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2024



Notice of Utility Easement Vacation

Affected Property: 8906 E 67th Street, Raytown, Missouri

Jackson County Parcel ID # 45-230-15-44-00-0-00-000

The City of Raytown Planning & Zoning Commission has received an application from David Joiner of Integral Design Architecture, on behalf of the property owner, H & H Color Lab to consider the vacation of a utility easement located entirely on their property at 8906 E 67th Street, Raytown, Missouri. This property is zoned "HC" (Highway Commercial) and is within the 350 Highway Corridor Overlay District. The application will be heard by the Raytown Planning & Zoning Commission at 7:00 pm on Thursday, October 5, 2023. The packet and agenda should be available for viewing on the City of Raytown's website on Friday, September 29, 2023.

The Raytown Board of Aldermen will also consider this Utility Easement Vacation, tentatively scheduled for 7:00 pm on Tuesday, November 14, 2023.

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

The public is invited to attend the meetings to ask questions and provide comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at shanak@raytown.mo.us.

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

2539237 Jackson Sep. 15, 2023

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

October 5, 2023
7:00 pm
Council Meeting Chambers

1. **Welcome by Vice Chairman Frazier.** Vice Chairman Frazier called the meeting to order at 7:00 PM.
2. **Call meeting to order and Roll Call.**

Thurman: Present	Jean-Paul: Present	Frazier: Present
Emerson: Present	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Absent	
3. **Motion to Amend Agenda:** Vice Chairman Frazier entertained a motion to move item #1 to item #3. Motion was approved 7-0-1 upon a motion by Ms. Thurman and a second by Ms. Emerson.
4. **Election of Officers:** Mr. Frazier opened the discussion for the nomination of a new Planning Commission Chairperson. Mr. Meyers made a recommendation to hold the election via paper ballot. Mr. Meyers nominated Mr. Frazier as Planning Commission Chairperson. Ms. Thurman nominated Mr. Meyer. Voting was done anonymously via paper ballot. Mr. Meyers was elected Chairman.
5. **Approval of Minutes:** Minutes of July 6, 2023, Regular Meeting were approved 6-0-1 upon a motion by Ms. Emerson and a second by Mr. Thurman. Mr. Frazier abstained from voting.
6. **Public Discussion:** None.
7. **Old Business:** None.
8. **New Business:**
 - A. **Case No.: PZ 2023-07:**

Applicant: Four Gem Homes, LLC.
Request: Requesting the approval of a Rezoning from “R-P-3” (Planned High Density Residential) to “R-P-3” (Planned High Density Residential) for the purpose of residential villas for persons over the age of 55 years to be located at 5811, 5813, 5815, 5817, 5819, 5821, 5823, 5825, 5827, 5829, and 5834 Hunter Ct.

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

Chairman Meyers introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Meyers entered the staff report and supporting documents into the record.

4. Applicant's Comments on Application

The applicant, Mr. Ivan Chiang, presented his request to the Planning Commission. The Planning Commission asked questions of Mr. Chiang, for which he provided answers.

5. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Rezoning.

6. Commission Discussion.

The commissioners asked questions of staff and the applicant, which all were answered. The Planning Commission requested that the potential buyer/future property owner, Ms. Cindy Stockton, speak. The Commission asked questions of Ms. Stockton, of which she answered.

7. Public Comments on Application.

Chairman Meyers asked if there were any members of the public that would like to speak on the application. There were none.

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

Ms. Emerson motioned and Mr. Bruenger seconded to recommend approval with conditions outlined in the staff report of the requested Rezoning application to the Board of Aldermen.

VOTE: Motion passed 7-0-1.

B. Case No.: PZ-2023-08

Applicant: Laark Investments, LLC.

Reason: Applicant is seeking the approval of a Conditional Use Permit for "Vehicle Sales, New and Used" for the properties located at 10012 and 10016 E. 350 Highway

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

4. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Conditional Use Permit.

5. Applicant's Comments on Application.

Mr. Kamali presented his application to the Planning Commission and discussed the reasons for the request. The Planning Commission asked questions of Mr. Kamali, for which he provided answers. City Staff, Shana Kelly, requested to modify condition #13 to read clearly that the one (1) year time period pertains to all required public improvements, which will be determined during the Site Plan application process. The applicants requested to modify the condition of approval to allow them five (5) years for the completion of public improvements. City Staff, Shana Kelly, requested to modify condition #14 to read that the Conditional Use Permit shall not be transferrable beyond the initial intended end-user, *Laark Investments* (d/b/a/ Vantage Motors, LLC.).

6. Public Comments on Application.

There were no public comments on this application.

7. Commission Discussion.

The commissioners discussed the application, asked questions of staff and the applicant, regarding the condition of approval that would allow for one (1) year for the implementation of public improvements. Ms. Thurman moved to change Condition #14 allowing for one (1) year to two (2) years for the completion of public improvements, and to change Condition #13 to replace "*Vantage Motors*" with "*Laark Investments*." The motion was seconded by Mr. Jean-Paul. City Attorney, Jennifer Baird, recommended to change Condition #13 to include the word "public" before the word improvements for clarification. The Commission voted whether or not to amend the above-mentioned conditions.

VOTE: Motion passed 7-0-1.

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

Mr. Frazier made a motion to recommend approval of the application to the Board of Aldermen subject to the amended conditions. Mr. Sneddon seconded the motion.

VOTE: Motion passed 7-0-1.

C. Case No.: PZ-2023-09

Applicant: David Joiner, Integral Design Architecture

Reason: The applicant, on behalf of the property owner(s), is seeking the approval of a Utility Easement Vacation for the purpose of a building expansion.

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

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

No members reported any ex parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

4. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Vacation of a Utility Easement.

5. Public Comments on Application.

There were no public comments on this application.

6. Applicant's Comments on Application.

The applicant, Mr. Joiner, presented his request to the Planning Commission. The Planning Commission asked questions of Mr. Joiner, for which he provided answers.

7. Commission Discussion.

There was no additional discussion by the Planning Commission at this time.

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

Mr. Sneddon motioned and Mr. Frazier seconded to recommend approval with conditions outlined in the staff report of the Easement Vacation application to the Board of Aldermen.

VOTE: Motion passed 7-0-1.

9. Other Business- Missy Wilson, Assistant City Administrator, introduced Shana Kelly, the new Planning & Zoning Coordinator. She announced that the Board of Aldermen had approved the

budget for Fiscal Year 2024, which includes funding for City Staff to put out an RFP to assist in the update of the Comprehensive Plan.

10. Set Future Meeting Date – Next Regular Meeting is Scheduled for Thursday, November 2, 2023, at 7:00 PM.

11. Meeting was Adjourned at 9:06 PM.

DRAFT

CITY OF RAYTOWN Request for Board Action

DATE SUBMITTED: 11/16/2023

MEETING DATE: November 21, 2023

SUBMITTED BY:

DEPARTMENT: Administration

Document Type: Ordinance

SUBJECT/REQUEST

Authorize the approval and execution of a six (6) month KCATA contract for transit services and a survey in Raytown for fiscal year 2023-2024.

BACKGROUND/JUSTIFICATION

This agreement addresses a demand-response public transportation service (Metro Service) that the City has provided under contract with the KCATA since April 2001. KCATA has Route #399-Raytown Flex servicing the citizens of Raytown. The hours of operation for Route #399 are from 6:00 a.m. to 10:00 a.m. and from 2:30 p.m. to 6:30 p.m., Monday through Friday.

Additionally, KCATA and KCMO have Route #28, #29, and #63 that run along the western city limits of Kansas City, Missouri and Raytown, Missouri. These routes have several bus stops providing ridership services to the Raytown community. This year's contract includes service costs for bus stops for those routes running along Raytown's western city limit.

The proposed agreement is for a six (6) month term. This short-term agreement allows the City and KCATA time to conduct a survey of Raytown citizens to better understand the community's transit needs and assess the resources available to address those needs. The proposed contract requires the City of Raytown to pay 20% of the survey cost and KCATA pays 80%. This cost would be over and above the Local Share cost for transit services.

The proposed contract amount is within the amount budgeted by the city for transit services.

RECOMMENDED MOTION

Authorization the approval and execution of a six (6) month contract for transit services and survey expenses.

PREVIOUS ACTION

The Board of Aldermen have authorized the approval and execution of previous annual contracts with KCATA.

COMMISSION/COMMITTEE REVIEW

The Sales Tax Citizens Review Committee has considered the expenditure and found it to meet the intent of the Transportation Sales Tax.

FINANCIAL IMPACT

Contractor:	KCATA
Amount of Request/Contract:	\$74,599
Amount Budgeted:	\$129,150
From Account Name and #:	Amount:
To Account Name and #:	Amount: 204-00-00-100-53999

REVIEWED BY

Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord KCATA 2023-2024
2. Raytown KCATA Contract 23_24 6 month draft

SUPPORTING DOCUMENTS (FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:		N/A
Certificate of Insurance:		N/A
E-Verify Affidavits:		N/A
E-Verify proof of enrollment:		N/A
Bond:		N/A
IRS Form W-9:		On File
Bid/RFP/RFQ: (submit all)		N/A
Bid/RFP/RFQ Tabulation:		N/A
Bid Waiver: Sole source or less than three bids		Sole Source
Contractor address and email:		On File
Project Exemption Certificate needed:		N/A
Other:		

November 21, 2023

Agenda Item #

5

Page **3** of **3**

AN ORDINANCE AUTHORIZING AND APPROVING A SIX-MONTH CONTRACT FOR TRANSIT SERVICE BY AND BETWEEN THE KANSAS CITY AREA TRANSPORTATION AUTHORITY AND THE CITY OF RAYTOWN, MISSOURI IN AN AMOUNT NOT TO EXCEED \$74,599.00 FOR FISCAL YEAR 2023-2024

WHEREAS, the City of Raytown (the "City") is a city of the fourth class, with the authority pursuant to Chapter 70 of the Revised Statutes of the State of Missouri to enter into agreements with other political subdivisions; and

WHEREAS, the Kansas City Area Transportation Authority ("KCATA") is a body corporate and politic and a political subdivision of the states of Missouri and Kansas with the authority to enter into agreements with other political subdivisions; and

WHEREAS, a sound, efficient and viable public transportation system is essential to the socioeconomic well being of the Kansas City Area Transportation District (hereinafter referred to as the "District"), including the Counties of Cass, Clay, Jackson, and Platte in Missouri, and the Counties of Johnson, Leavenworth, and Wyandotte in Kansas; and

WHEREAS, the KCATA is a public agency authorized by law to plan, own, operate, have and generally deal with public transportation systems and facilities in the District; and

WHEREAS, the City desires to promote the convenience, comfort, prosperity, general interests and welfare of its citizens; and

WHEREAS, the public transportation facilities and services of most immediate concern are those estimated to be provided by the KCATA at a deficit, described generally in amounts and, more specifically, by formula set forth in Attachment "A" adopted in January, 1976, modified in August, 1977, revised in January, 1983, and December, 1997; and

WHEREAS, the City of Raytown desires to enter into a six-month contract for Transit Services by and between the Kansas City Area Transportation Authority and the City of Raytown, Missouri, attached hereto as Exhibit "A" and incorporated herein by reference, in an amount not to exceed \$74,599.00 for fiscal year 2023-2024.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 - APPROVAL OF CONTRACT. That the six-month contract for Transit Services by and between the Kansas City Area Transportation Authority and the City of Raytown, Missouri, attached hereto as Exhibit "A" and incorporated herein by reference, in an amount not to exceed \$74,599.00 for fiscal year 2023-2024 is hereby authorized and approved.

SECTION 2 - EXECUTION OF CONTRACT. That the City Administrator is authorized to execute the Contract and all documents necessary to the performance thereof, and the City Clerk is authorized to attest to the same.

SECTION 3 - REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4 - SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5 - EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this ____ day of December, 2023.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney

KANSAS CITY AREA TRANSPORTATION AUTHORITY

Contract for Transit Service

RAYTOWN, MISSOURI

THIS CONTRACT, entered into this ____ day of _____, 2023, by and between the **KANSAS CITY AREA TRANSPORTATION AUTHORITY** (hereinafter referred to as the “KCATA”), a body corporate and politic and a political subdivision of both the States of Missouri and Kansas, and **RAYTOWN, MISSOURI** (hereinafter referred to as the “Community”).

WITNESSETH:

WHEREAS, a sound, efficient and viable public transportation system is essential to the socio-economic well being of the Kansas City Area Transportation District (hereinafter referred to as the “District”), including the Counties of Cass, Clay, Jackson, and Platte in Missouri, and the Counties of Johnson, Leavenworth, and Wyandotte in Kansas; and

WHEREAS, the KCATA is a public agency authorized by law to plan, own, operate, have, and generally deal with public transportation systems and facilities in the District; and

WHEREAS, the Community desires to promote the convenience, comfort, prosperity, general interests and welfare of its citizens; and

WHEREAS, the public transportation facilities and services of most immediate concern are those estimated to be provided by the KCATA at a deficit, generally described in amounts and, more specifically, by the formula set forth in Attachment “A” adopted in January, 1976, modified in August, 1977, revised in January, 1983, and December 1997.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto agree as follows:

A. Public Mass Transit Services

1. **Term.** The Community requests public transportation services (hereinafter referred to as “Contract Service”), set forth in Attachment B, be operated by the KCATA for the period November 1, 2023, through April 30, 2024 (hereinafter referred to as “Contract Period”), unless sooner terminated under Paragraph 7 of this Contract.
2. **Scope.** The level of service, as generally set forth in Attachment B, shall not be changed or be modified without the consent of the Community.
3. **Price.** The KCATA and the Community estimate the Community’s total payment for the *service* (hereinafter referred to as “Local Share”) to be **\$70,599**. This estimate is based on the following components of cost and revenue to be applied to this Agreement:

Raytown - Six-Month Contract
November 1, 2023 – April 30, 2024

Local Service Cost	\$ 99,527
Passenger Revenue	<u>\$(0)</u>
Estimated Operating Loss	\$99,527
Less: Federal PM	(\$24,289)
Less: Missouri	<u>(\$7,907)</u>
Local Operating Share	\$67,332
Local Capital Share	<u>\$3,267</u>
Total Local Share	\$70,599

Service cost computations (\$99,527) and, more specifically, the formula contained in Attachment A attached hereto and made a part hereof are the accepted methods for determining the estimated deficit of the Community.

It is the understanding of the parties that, notwithstanding any provision of this Agreement, the maximum obligation of the Community (for service operation, not including the additional obligations of Section E) under this Contract shall be the total Local Share of **\$70,599 for the service set forth in Attachment B.**

4. If the actual total deficit and other factors are such that the KCATA deems the full Local Share is not required, the KCATA may require payment of less than the total Local Share or reimburse the Community for a portion of the Local Share previously paid. The Community has chosen to participate in the regional zero fare program and to utilize federal funds made available from the regional allocation of Coronavirus Response and Relief Supplemental Appropriations Act of 2021 to offset the loss of passenger revenue. The method of payment of the Local Share provided for in Paragraph 4 is as follows:
 - a. The Community's monthly Local Share will be one-sixth (1/6) of the Community's portion of the estimated total deficit amount.
 - b. The KCATA will invoice the Community the monthly Local Share by the fifteenth (15th) of the month preceding the month service will be provided. The Community is required to remit the monthly Local Share by the first (1st) of the month service will be provided.
 - c. By the twentieth (20th) of the month following the month in which service was provided, the KCATA will provide the Community with reports showing service capital and operating costs and revenue for Contract Services. The report will also provide a reconciliation of subsidy amounts with the advance payment provided to in Subparagraph "B." The report will detail the Local Share and Federal and State Share amount used to cover the month's service deficit. Any balance of Local Share subsidy required by the reconciliation will be invoiced at this time, to be paid within ten (10) days.
 - d. For the month of December, the monthly report and reconciliation provided for in Subparagraph c will not be prepared until the completion of the KCATA's annual audit.

The invoice of November 15 provided for in Subparagraph b will require payment of the unexpended balance of the Community's Local Share.

5. When the Estimated Operating Loss of \$99,527 is reached, KCATA's obligation to furnish services shall terminate. The Community and KCATA may mutually agree to amend this Agreement to provide additional operating subsidy or to adjust the level of service so that the cost of such service will not exceed the Total Local Share identified in Section A (3).
6. The Community may cancel or amend any component or portion of the Transit Service described in Appendix B at the beginning of a quarter, provided that written notice is given to KCATA sixty (60) days prior to the affected quarter.
7. If, for any reason, the KCATA is unable to obtain the federal assistance provided for in Paragraph 4 of this Agreement, KCATA will immediately notify the Community, and this Agreement will be amended to provide additional Local Share subsidy or to adjust the level of service. If a satisfactory amendment is not agreed to after a reasonable period, KCATA's obligation to furnish services will terminate.
8. The Community recognizes that the KCATA, as the principal public transportation operator in the region, is obligated to conform with various regulations and requirements of the Federal Transit Administration (FTA) in order to maintain its eligibility for financial assistance pursuant to the Federal Transit Act. In this regard, the Community agrees to cooperate with the KCATA in the meeting said regulations and requirements and will not require the KCATA to violate said regulations and requirements. The Community will also cooperate with reasonable requests of the KCATA, and the KCATA agrees to make all such records available to the Community for the auditors upon reasonable request of the Community.
9. The Community, at its expense, shall have the right to cause an audit to be made of the books and records of the KCATA, and the KCATA agrees to make all such records available to the Community for the auditors upon reasonable request of the Community.

B. Americans with Disabilities Act of 1990 Special Service Provision

WHEREAS a contractual relationship with Raytown requires that the Community not require the KCATA to provide public transit services that are in conflict with the American with Disabilities Act of 1990 and subsequent federal regulations regarding compliance with this law, it is agreed:

1. The KCATA shall perform all functions necessary for the administration, management, and operation of Complementary Paratransit inside the City of Raytown.
2. The Complementary Paratransit shall be provided through the department of the

KCATA known as RideKC Freedom, and these services shall be called RideKC Freedom service inside Raytown.

3. Complementary Paratransit is defined in 49 C.F.R. Part 37. In general, Complementary Paratransit is required to provide a comparable level of service whereby when all aspects of a transportation system are analyzed, equal opportunities to use the transportation system exist for all persons - individuals with and without disabilities.
4. Raytown shall reimburse the KCATA for the net cost to the KCATA, which is paid by the KCATA to its contractors that provide the transportation services inside Raytown. Raytown shall not be charged for the KCATA's administrative or dispatching expenses related to the service.
5. The KCATA shall render invoices to the City which shall include information on the number of Raytown RideKC Freedom participants, the number of trips provided of each type (ambulatory or non-ambulatory), the average cost for each type of trip, the average trip length of each type of trip, the total cost, and the net cost.
6. In no way does this contract obligate the KCATA to ensure that any other services provided by Raytown are in compliance with the Americans with Disabilities Act (ADA) of 1990 or subsequent regulations.

C. Community Survey Assistance

WHEREAS the City of Raytown wishes to conduct a citizen survey to help better understand the community's transit needs, it is agreed:

1. The KCATA shall work with a KCATA on-call (IDIQ) consultant to conduct a survey of Raytown citizens, to understand the community's transit needs.
2. The total cost of the survey shall not exceed \$20,000. 80% of the cost of the survey will be funded by federal planning funds, and 20% will be funded by the City of Raytown.
3. The results of the survey, and an analysis shall be presented to the City of Raytown prior to January 1, 2024.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

KANSAS CITY AREA TRANSPORTATION AUTHORITY

By: _____
Melissa Bynum, Chair of the Board of Commissioners

ATTEST:

By: _____
Witness

CITY OF RAYTOWN, MISSOURI

By: _____
Damon L. Hodges, City Administrator

ATTEST:

By: _____
Witness

ATTACHMENT “A”

REVENUE AND COST ALLOCATION PROCEDURES

Costs of service will be allocated to communities based on methodologies below.

1. Fixed Route Services

- A.** Service that is wholly within one community will be billed based on the full cost of that service in the community using miles and hours in the community as the basis.

B. Enclave Communities

- Enclave community definition will be retained – a community where service from KCMO must go through the enclave community and then re-enter KCMO on the other side.
- Routes are designed for the most efficient routing possible through the enclave community to ensure there is no added cost to KCMO for a route to go through an enclave community – other than small additional time spent for stopping to board/deboard passengers at any stops in the community.
- Costs for enclave communities will be based on a miles+hours of service model, where the mileage and time a bus spends in an enclave community will determine the route cost to the enclave community.
- Enclave communities will be billed at 50% of the enclave community’s share of the route cost based on the above miles+hours model. The rationale being that both the enclave community and KCMO benefit from having the stop(s) in that community.
- Enclave communities that do not agree to share in the cost of a route going through their community based on this methodology may have stops in their community removed at the discretion of KCATA, following consultation with KCMO. Very Small communities (Villages < 500 in population and 4th Class Cities – 500 to 2,999 in population) that are enclave communities may not be charged, at the discretion of KCATA, unless specific route changes are requested and made to benefit the Village or 4th Class City.
- If an enclave community asks for route alignment changes to a KCMO route going through their community, the requesting community will pay the full cost of any route adjustments.

C. Multi-Jurisdictional Service

Services that are appended to or extend a route so as to serve multiple communities will be costed for each community based on miles and hours of service for the route in each community.

2. ADA Paratransit

The billing of ADA paratransit trips shall be determined by the origin address of each trip. The full cost of an ADA paratransit trip shall be billed to the community who is paying for the section of a fixed route in which the origin address triggered the

federally mandated ADA paratransit.

3. On-Demand Services (e.g., IRIS Services)

The billing for on-demand service trips shall be determined based on the number of vehicles operating in a zone per revenue hour of service provided.

4. Capital Expenses

Each jurisdiction will be charged capital expenses, prorated on community miles to system miles, to be used for the acquisition of buses, facilities, and other equipment. The capital charge may be used for the purchase of vans for a vanpool operation that will facilitate in providing a regional transit system. Such vanpool operation must provide service to or from the Community that is reasonable when compared to the amount of the Community's capital contribution for the vans.

ATTACHMENT “B”

CITY OF RAYTOWN

CONTRACT SERVICE

Four routes will provide service within the Raytown city limits. Service is as follows:

ROUTE NUMBER & ROUTE NAME	WEEKDAY HOURS OF OPERATION AND FREQUENCY	SATURDAY HOURS OF OPERATION AND FREQUENCY	SUNDAY HOURS OF OPERATION AND FREQUENCY
#399 Raytown Flex	6:00 AM to 10:00 AM and 2:30 PM to 6:30 PM	No Service	No Service
#28 Blue Ridge	5:57 AM to 8:45 PM 60 min – all day	6:50 AM to 8:35 PM 60 min – all day	No Service
#29 Blue Ridge Limited	4:49 AM to 7:47 AM and 3:45 PM to 6:43 PM 60 min when in service	No Service	No Service
#63 63 rd Street	6:00 AM to 7:21 PM 60 min – all day	8:00 AM to 7:32 PM 60 min – all day	9:30 AM to 6:08 PM 60 min – all day

ATTACHMENT “C”

PERFORMANCE MONITORING

1. The KCATA agrees to provide timely information on all transit-related matters affecting the City to the City’s designated transit liaison.
2. The KCATA and the City will work together to seek additional funding opportunities to support transit service in Raytown.