

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
July 23, 2026
6:00 pm

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Meyers:	Thurman:	Emerson:	Jean-Paul:
Sneddon:	Frazier:	Stock:	Bruenger:
Myers:			

3. Approval of Minutes – July 2, 2026, Regular Meeting Minutes

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

4. Election of Officers: Chairman, Vice Chairman, and Secretary

5. Public Discussion (Regarding matters not on this agenda only)

6. Old Business:

A. Case No.: PZ-2026-07

Applicant: Elliott Reed, Cochran Engineering, on behalf of Dobbs Tire

Reason: Request for the approval of a Conditional Use Permit for “*Vehicle Repair, Limited,*” to be located at 10000 E. 350 Hwy.

- 1. Introduction of Application by Chair
- 2. Explanation of any ex parte’ communication from Commission members regarding the application.
- 3. Open the Public Hearing.
- 4. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
- 5. Enter Relevant City Exhibits into the Record:
 - a. Staff Report
 - b. Application Supporting Documents and PowerPoint Presentation.

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

7. New Business: None

8. Other Business:

9. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, August 6, 2026, at 6:00 PM.

10. Adjourn

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

July 2, 2026
6:00 pm
Council Meeting Chambers

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 6:00 P.M.
2. **Call meeting to order and Roll Call.** Secretary Stock called roll.

Thurman: Present	Jean-Paul: Present	Frazier: Absent
Emerson: Present	Meyers: Present	Sneddon: Present
Bruenger: Absent	Stock: Present	Myers: Present
3. **Approval of Minutes:** Minutes of May 21, 2026, Regular Meeting were approved 6-0 upon motion by Mr. Sneddon and a second by Secretary Stock. Ms. Emerson abstained from voting, being absent at the previous meeting.
4. **Election of Officers: Chairman, Vice Chairman, Secretary.** A motion to elect new officers was delayed until the next meeting to allow all Commissioners to be present to vote. Mr. Meyers was appointed acting Chairman for the July 2 meeting.
5. **Public Discussion:** None.
6. **Old Business:** None.
7. **New Business:**
 - A. **Case No.: PZ-2026-08**
Applicant: Monica Johnson, Spiral Residential Home & Respite Care
Reason: Request for the approval of a Conditional Use Permit for "Residential Care Facility," to be located at 11200 E 63rd Street.
 1. **Introduction of Application by Chair**

Mr. Meyers introduced the application.
 2. **Explanation of any ex parte communication from Commission members regarding the application**

Mr. Meyers reported having ex parte communication with Commissioner David Frazier.
 3. **Opening of the public hearing**

Chairman Meyers opened the public hearing.

4. Swearing in of all speakers by City Attorney that plan to give testimony during hearing

All those who planned to speak were sworn in.

5. Enter Relevant City Exhibits into the Record

Benjamin Robinson, Planning & Zoning Coordinator, entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

6. Introduction of Application and Power Point Staff

Mr. Robinson presented the case and gave the background for the request.

7. Presentation of Application by Applicant

The applicant, Ms. Monica Johnson, spoke to her qualifications as a healthcare professional, and gave background about *Spiral Residential Home and Respite Care*.

8. Questions for the applicant by the Commission

Ms. Emerson asked if the applicant had been licensed by the state yet. The applicant responded that her company was in the process of receiving licensing from the state of Missouri.

Mr. Thurman asked how the applicant planned to house up to ten (10) residents at the subject site. The house has three bedrooms and the applicant explained that many of her company's clients are in couples and would be staying in these rooms together. A future addition or garage remodeling is also planned for a new bedroom, she explained. Until such time as that is completed, the home would house no more than six (6) residents at a time.

Mr. Thurman also asked if residents would receive long-term or short-term care, or both. The applicant explained that the facility would serve both long-term and short-term clients, though primarily long-term. The criteria for residents, she explained, include an age requirement of at least eighteen (18) years (as required by the State of Missouri). The primary clientele would be seniors and people with disabilities.

Mr. Sneddon asked for further clarification regarding the demographics served. Ms. Johnson explained that clientele would not include people with mental illness, as staff would not be equipped to serve those individuals.

Mr. Myers asked the applicant and staff if there were any requirements that the Raytown Fire Protection District needed to approve on this case, or if there were any ADA requirements that needed to be met by the applicant. Ms. Johnson informed the Commission that in her first meeting with staff, the Fire District was present and only stipulated that exhaust be installed over the stoves and that ramp access be provided, should any client be unable to use the stairs. She also reported that she was aware that the Fire District would need to perform an inspection, separate from the process to approve this Conditional Use Permit (CUP).

Mr. Meyers asked City Attorney Lindsey Kolisch to clarify the Planning Commission's role in the various processes the applicant needed to complete in order to begin operations. Ms. Kolisch explained that approval of this CUP just permits the use of the property as a Residential Care Facility. The applicant can be granted it separately from other requirements such as state licensing, but would be unable to use it until such time as she has met those other requirements.

Ms. Emerson asked what Ms. Johnson planned to do to meet the requirement for a fenced outdoor recreational area. Ms. Johnson responded that she planned to build a courtyard and would construct a fence around that. She was not yet certain to what dimensions this would be built, though it would meet the criteria present in the conditions set by staff.

Ms. Johnson had mentioned that her company had made a previous attempt to be permitted to operate in Raytown at the subject site but were unable to obtain that permission. Mr. Thurman asked for further information about this history. Ms. Shana Kelly, Economic Development Administrator, informed Mr. Thurman that City Code requires a separation distance of 1,200 feet between each Residential Care Facility. When Ms. Johnson most recently applied for a CUP, staff were unable to locate any additional Residential Care Facilities within that separation distance of the subject property. Different staff had handled Ms. Johnson's case when she had applied previously and was denied. Therefore, clarification about that case was unavailable.

9. Request for Public Comment by Chairman

Mr. Morris Melloy gave public testimony on this item. He expressed concern with the requested CUP due to the distance between the subject site and the surrounding residential neighborhood. He also took issue with the number of potential residents for the subject property. He went on to express concern over potential traffic impacts from the proposed use. Though none of the residents would own or operate a vehicle, visitors might arrive by car.

Mr. Greg Walters gave public testimony on this item. He restated many of the same questions posed by Mr. Melloy.

Mr. Brian Byrd gave public testimony on this item. He explained that he resides directly north of the subject property and expressed his concerns with the proposed use of the property being adjacent to residences.

10. Additional Staff Comments and Recommendation / Commission Discussion

Mr. Meyers asked staff if the state sets any requirements regarding the number of occupants per bedroom. The City Attorney suggested that the Commission set a condition for approval that required the applicant house no more than two individuals per bedroom. She also noted that there are City requirements for what dimensions a room must have to qualify as a bedroom.

Ms. Emerson asked that the condition for a fence be amended to include requirements that it must be solid/opaque and at least 5ft in height.

Mr. Sneddon asked if this CUP would stay with the property should a change of ownership occur. Ms. Kolisch informed him that it would not.

Mr. Myers asked if this property would fall under the purview of Raytown's Non-Owner Occupied Maintenance Program (*Rental Ready Program*). Later, Ms. Kelly and Ms. Kolisch informed the Commission that it would not.

Mr. Jean-Paul asked if there would be any negative impact to surrounding property values as a result of approval. Ms. Kolisch responded that, by law, county assessors are required to assess individual properties on their own. Surrounding properties do not have an overriding significant effect on property value. However, she stated she cannot speak to how this is carried out in practice.

Mr. Meyers allowed those who had previously given public comment to do so again before closing the public hearing.

Mr. Melloy spoke again, reiterating the points made previously.

Mr. Byrd spoke again, reading a letter that he wrote which restated the same commentary made previously. This letter was entered into the record.

Secretary Stock spoke to her experience living near such a facility, reporting that she experienced no nuisance issues.

11. Closing of the public hearing

Mr. Meyers closed the public hearing.

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

The Commission voted to recommend approval with conditions of the application on a motion by Secretary Stock and a second by Commissioner Jean-Paul amending condition 2 by requiring an opaque/solid fence of at least 5 feet in height and adding condition 7 requiring that the applicant shall accommodate no more than two (2) residents per bedroom with a maximum of ten (10) residents on the site.

VOTE: Motion was recommended for approval by a vote of 6-1.

B. Case No.: PZ-2026-01

Applicant: Fred Ross, Contractors Commercial Equipment Company

Reason: Requesting the approval of a Conditional Use Permit for "Vehicle Sales, New and Used" and "Vehicle and Equipment Rental."

This case has been placed on hold.

13. Other Business

Mr. Meyers made an announcement about City Hall being closed on Friday, July 3rd for Independence Day. He also made note of the Board of Aldermen meeting on Tuesday, July 7, 2026. Finally, he mentioned the latest iteration of the Raytown Live! Concert Series taking place Saturday, July 11, 2026.

14. Set Future Meeting Date

The next Regular Planning Commission Meeting is scheduled for Thursday, August 6th, 2026, at 6:00 PM.

15. Adjourn

The meeting was adjourned at 7:38 PM.



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,
Economic Development Administrator

Case #: Conditional Use Permit PZ-2026-07

Planning & Zoning Meeting Date: July 23, 2026

Board of Aldermen Date: August 11, 2026



Applicant: Elliott Reed | Cochran Engineering

Location: 10000 E. 350 Hwy

Ward: 4

Property Owner: FJM Distributing Company LP

Project Summary: The applicant is requesting the approval of a Conditional Use Permit for "Vehicle Repair, Limited," to be located at 10000 E. 350 Hwy.

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

On July 7, 2026, the Board of Aldermen voted to return this item to the Planning & Zoning Commission for reconsideration.

Background Information: The applicant is proposing to develop a new Dobbs Tire & Auto "Vehicle Repair, Limited" facility. The proposed development will have eight (8) auto bays.

Zoning: HC/350, Highway Commercial / 350 Highway Corridor Overlay District

Total Land Area: 1.208 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **April 29, 2026**. 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 **Friday, April 24, 2026**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **Monday, May 4, 2026**. No one other than the applicant attended this meeting.

Adjacent Properties:



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	Zoning:	Current Land Use:
North:	HC/350, Highway Commercial / 350 Highway Corridor Overlay	Commercial Business, Tidal Car Wash
South:	Public Right-of-Way	350 Highway and Raytown Rd.
East:	HC/350, Highway Commercial / 350 Highway Corridor Overlay	Commercial Business, Dutch Bros
West:	Public Right-of-Way	350 Highway and Raytown Rd.

Street Classification: 350 Highway is classified as a **Highway**. Raytown Rd is classified as an **Arterial**.

Vehicular and Pedestrian Access: Vehicular access will be provided via the existing drive aisles adjacent to 350 Highway to the south, and 75th Street on the north. A five-foot (5') ADA-compliant sidewalk is required to be constructed to the south of the subject property, connecting to the existing sidewalk to the west and the vehicle drive aisle adjacent to southbound 350 Highway.

Conditional Use Permit Factors to Be Considered:

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

Vehicle repair facilities are an allowed use in the HC, Highway Commercial, zoning district.

2. The conservation of property values.

New construction will help to uphold and increase existing property values.

3. Protection against fire casualties.

The site will be developed according to all building and fire code requirements.

4. Observation of general police regulations.

The proposed development and business will not be opposed to general police regulations.

5. Prevention of traffic congestion.

If developed as designed, the site will be able to manage anticipated traffic and will not stack outside of the property lines.

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



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As previously mentioned, if developed as designed, the site will be able to manage anticipated traffic and will not stack outside of the property lines. The proposed development includes ample vehicle parking.

7. Promotion of the safety of individuals and property.

The site will be well lit and is expected to be safe for individuals and property.

8. Provisions for adequate light and air.

The site will have adequate light and air.

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

The proposed development will not cause overcrowding or intensity of land uses.

10. Provision for public utilities and schools.

The subject property has adequate utilities to serve the proposed development and will not affect schools, other than increasing property values and generating tax revenue.

11. Invasion by inappropriate uses.

The proposed use is not an inappropriate use.

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

The land is currently home to a vacant restaurant building. The proposed development is an improvement over a vacant structure.

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

The Future Land Use Map designates this area for "Regional Commercial." This development aligns with this future land use designation.

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

Proposed development will align with proper renewal, development, and growth.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
 - NONE



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- **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
 - Application
 - Site Plan
 - Elevations
 - Photometric Plan
 - Neighborhood Letter
 - 185-ft Buffer Map
 - Affidavit of Publication
 - Street Classification Map
 - 1996 Comprehensive Plan – Future Land Use Map
-

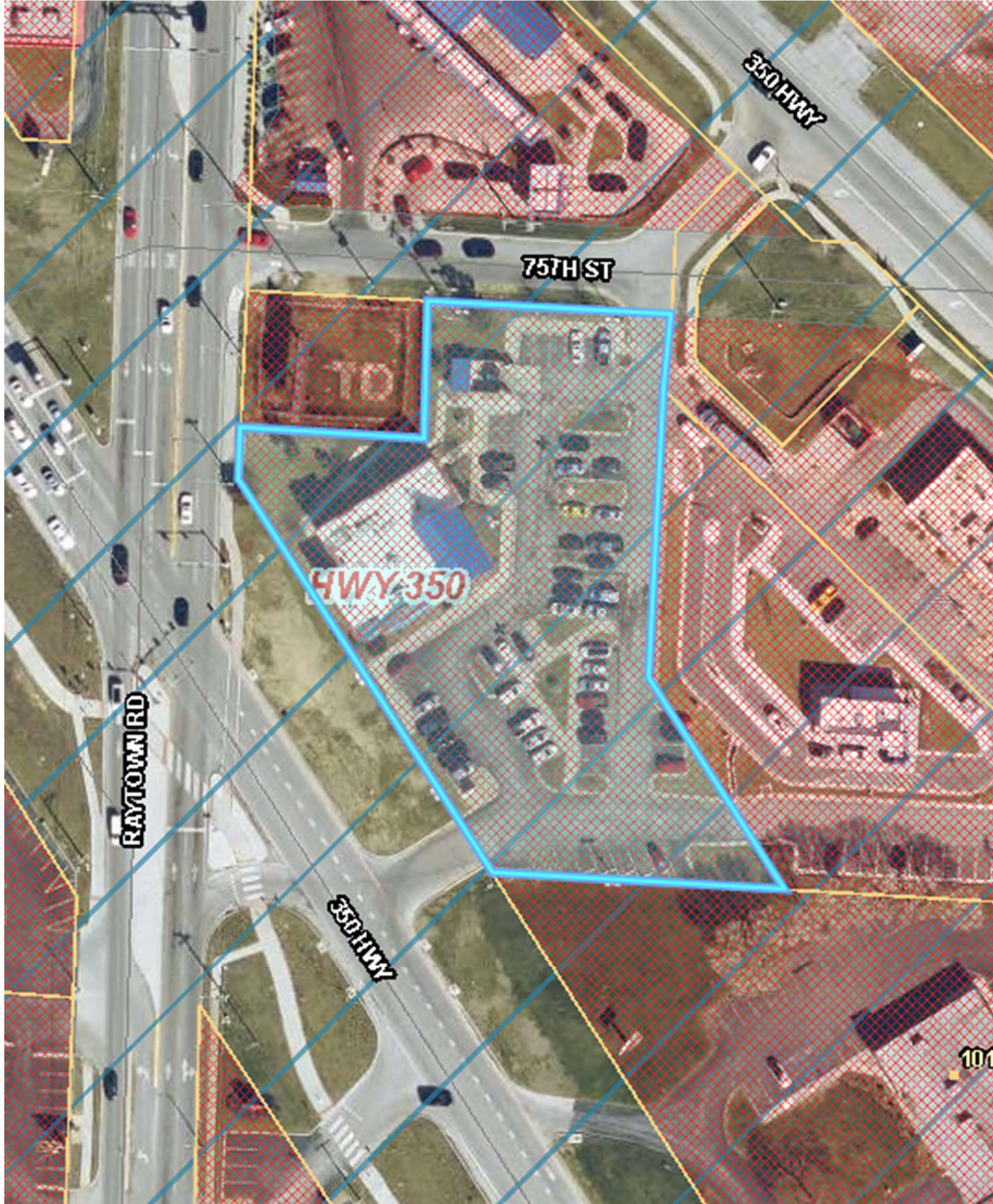
Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2026-07** subject to the following conditions:

1. The approved Conditional Use Permit is valid for two (2) years from the date of the signed ordinance. Prior to the expiration, it is the business owner's responsibility to submit a new Conditional Use Permit application.
2. A five-foot (5') ADA-compliant sidewalk must be constructed to the south of the proposed development, connecting to the existing sidewalk parallel with Raytown Road on the west to the vehicle drive aisle on the southeast. MoDOT manages the 350 Highway right-of-way, therefore, approval and permitting must be granted through them.
3. Inoperable vehicles must be stored wholly inside the building. No inoperable vehicles may be stored outside the building.
4. Signs must be properly permitted. Signage is a separate application, approval, and permit process.
5. Must abide by all local, state, and federal laws and regulations.



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Zoning Map:



**PZ-2026-07**

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PLANNING APPLICATION

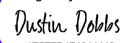
Office Use Only	Application Type(s):
Case #: CUP-000287-2026	Conditional Use Permit
Fee Paid:	
PC Meeting Date: 5/21/26	
B of A Meeting Date: 6/16/26 and 7/7/26	
Newspaper Notice Date: 4/29/26	
Notice Letters Date: 4/24/26	

Project Info:	
Project Name: Dobbs Tire & Auto	
Project Address: 10000 East State Route 350, Raytown, MO	
Existing Zoning: HC - Highway Commercial	Existing Land Use: Vacant Restaurant
Proposed Zoning: HC - Highway Commercial	Proposed Land Use: Automotive Repair
Total Acreage: 1.21 AC	

Applicant:	
Name of Applicant: Elliott R. Reed, P.E.	Company (If Applicable): Cochran
Address: 530 East Independence Dr. City: Union State: MO Zip: 63084	
Phone: 636-584-0540	Email: ereed@cochraneng.com
Applicant Signature: x	



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 Planning and Zoning Division
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 Phone: 816-737-6014 • Fax: 816-737-6164

Property Owner:	
Name of Owner:	Company (If Applicable):
Dustin Dobbs (Contract Purchaser)	Dobbs Tire & Auto
Address:	
1983 Brennan Plaza	City: High Ridge State: MO Zip: 63049
Phone:	Email:
636-677-2101	dustindobbs@dobbstireandauto.com
Property Owner Signature:	
X Signed by:  465E7D-47434443	

Please Give a Detailed Description of the Proposal Below:
8-bay 8,000s.f. Dobbs Tire & Auto with 57 parking spaces on a 1.21 acre lot.



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Additional Contact Information

Please provide additional contact information if applicable below:

Project Lead:			
Name:		Company:	
Dustin Dobbs		Dobbs Tire & Auto	
Address:			
1983 Brennan Plaza	City: High Ridge	State: MO	Zip: 63049
Phone:		Email:	
636-677-2101		dustindobbs@dobbstireandauto.com	
Developer:			
Name:		Company:	
Jack Venneman		Sansone Group	
Address:			
120 S. Central Ave., Suite 500	City: St. Louis	State: MO	Zip: 63105
Phone:		Email:	
314-315-5990		jvenneman@sansonegroup.com	
Engineer:			
Name:		Company:	
Elliott R. Reed, P.E.		Cochran	
Address:			
530 East Independence Dr.	City: Union	State: MO	Zip: 63084
Phone:		Email:	
636-584-0540		ereed@cochraneng.com	
Architect:			
Name:		Company:	
Kate Mitchell		Archimages, Inc.	
Address:			
143 W. Clinton Pl.	City: Kirkwood	State: MO	Zip: 63122
Phone:		Email:	
314-965-7445		kmitchell@archimages-stl.com	
Surveyor:			
Name:		Company:	
Daniel Gildehaus, P.L.S.		Cochran	
Address:			
530 East Independence Dr.	City: Union	State: MO	Zip: 63084
Phone:		Email:	
636-584-0540		dgildehaus@cochraneng.com	



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Landscape Architect:			
Name:		Company:	
Doug DeLong		DeLong Landscape Architecture, LLC	
Address:			
7620 W. Bruno Ave.	City: St. Louis	State: MO	Zip: 63117
Phone:		Email:	
314-346-4856		delong.la@gmail.com	
Attorney:			
Name:		Company:	
TBD			
Address:			
	City:	State:	Zip:
Phone:		Email:	
Other:			
Name:		Company:	
Address:			
	City:	State:	Zip:
Phone:		Email:	

1. The proposed action will be in keeping with the character of the neighborhood because:

The subject property is located along a developed commercial corridor along E. 350 Highway characterized by a mix of retail, restaurant, and service-oriented uses. The proposed redevelopment of a long-vacant site with a new Dobbs Tire & Auto facility will complement the existing commercial character by introducing a modern, well-maintained building and active use. The project will enhance the appearance of the corridor and is consistent with the pattern of reinvestment in similar commercial areas.

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

The property is zoned for commercial use, and surrounding properties include a variety of commercial businesses, including retail and service uses. Automotive service facilities are a typical and appropriate use within commercial districts and are compatible with nearby development. The proposed use aligns with the intent of the existing zoning and will integrate seamlessly into the surrounding commercial environment.

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

The property has been vacant for approximately five (5) years following the closure of the former IHOP restaurant.



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4. This property is more suited for the proposed use than its current use(s) because:

The existing structure is obsolete and no longer viable for its previous restaurant use, as evidenced by its extended vacancy.
Redevelopment of the site with a new automotive service facility allows for efficient use of the property, improved site design,
and modernization of the building and infrastructure. The proposed use is well-suited to the site's visibility, access to
E. 350 Highway, and surrounding commercial context.

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

Potential impacts could include increased traffic, noise associated with automotive repair activities, and lighting from the new
development. However, these impacts are expected to be consistent with typical commercial uses in the area. The site will be
designed in compliance with City standards, including buffering, lighting controls, and operational practices, to minimize any
adverse effects on adjacent properties.

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

If denied, the property is likely to remain vacant and underutilized, continuing a pattern of disinvestment
over the past five years. This would create ongoing economic hardship for the property owner and limit
opportunities for redevelopment. Continued vacancy may also negatively impact surrounding property
values and the overall vitality of the corridor.

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

The site is currently served by existing public infrastructure, including water, sanitary sewer, stormwater systems, and roadway
access from E. 350 Highway. These utilities previously supported a full-service restaurant and are adequate to serve the
proposed automotive use, with any necessary upgrades to be completed in accordance with City requirements.

8. The proposed development implements the Comprehensive Plan in the following ways:

The project supports the Comprehensive Plan by promoting redevelopment of a long-vacant commercial site, encouraging
economic investment along a key corridor, and improving the overall quality and appearance of development. The introduction of
a new, high-quality commercial building advances the City's goals for reinvestment, job creation, and efficient land use.

9. Additional comments:

The proposed Dobbs Tire & Auto represents a significant reinvestment in a property that has remained vacant for approximately
five years. The project will replace an obsolete structure with a modern facility, improve site aesthetics, and provide a valuable
service to the community. The applicant is committed to working with City staff to ensure full compliance with all applicable
regulations and development standards.

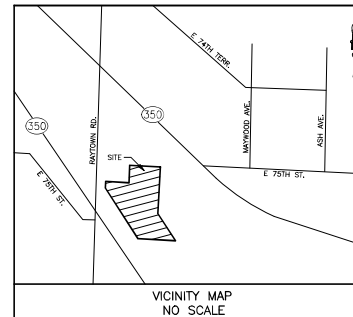




CONTACT INFORMATION	
OWNER / DEVELOPER	
OWNER:	SANSONE GROUP
REPRESENTATIVE:	XXXXX
ADDRESS:	120 S. CENTRAL AVE., SUITE 500, ST. LOUIS, MO 63105
PHONE:	314-315-5900
WATER	
OWNER:	PUBLIC WATER SUPPLY DISTRICT #2
REPRESENTATIVE:	PATRICK ERTZ
ADDRESS:	6945 BLUE RIDGE BLVD, RAYTOWN, MO 64133
PHONE:	816-353-5550
SANITARY SEWER	
OWNER:	THE CITY OF RAYTOWN, MO
REPRESENTATIVE:	JASON HANSON
ADDRESS:	10000 EAST 59TH ST, RAYTOWN, MO 64133
PHONE:	816-737-6067
ELECTRIC	
OWNER:	EVERGY
REPRESENTATIVE:	CHRISTAL CHISON
ADDRESS:	1200 MAIN ST, KANSAS CITY, MO 64105
PHONE:	600-525-1338
GAS	
OWNER:	SPIRE
REPRESENTATIVE:	CODY BLAZE
ADDRESS:	7500 E 35TH TERRACE, KANSAS CITY, MO 64129
PHONE:	816-510-9713
CITY	
OWNER:	CITY OF RAYTOWN
REPRESENTATIVE:	JOEY CARLEY
ADDRESS:	10000 E 59TH ST, RAYTOWN, MO 64133
PHONE:	816-737-6067
TELEPHONE	
OWNER:	
REPRESENTATIVE:	
ADDRESS:	
PHONE:	
SPECIAL NOTES :	
FOR QUESTIONS OR CLARIFICATIONS CONTACT ELLIOTT REED AT 636-584-0540	
P&Z No.	
P&Z Approval Date:	
Permit No.	
Project Benchmark:	Missouri Geographic Reference System Station JA-23, GRS MON. = 937.01
Site Benchmark:	Is a P.K. nail in the asphalt at the entrance to the existing IHOP (Vacant) Elevation = 996.70

CONDITIONAL USE STATEMENT:	
1.	THE OVERALL INTENT OF THE BUSINESS IS TO PROVIDE SERVICES ON ALL TIRE NEEDS FROM NEW TIRES TO REPAIRS ON TIRES, ALL AUTOMOTIVE NEEDS FROM OIL CHANGE AND ALL ENGINE AND DRIVE TRAIN SERVICES.
2.	HOURS OF OPERATION - THE BUSINESS WILL OPERATE MONDAY-SATURDAY FROM 7AM-6PM.
3.	EMPLOYEES - THE BUSINESS WILL EMPLOY APPROXIMATELY 14-16 FULL AND PART-TIME EMPLOYEES.
SITE ADDRESS	
10000 E STATE RTE 350, RAYTOWN, MISSOURI 64138	
FIRE DISTRICT	
OWNER:	RAYTOWN FIRE DISTRICT
ADDRESS:	6020 RAYTOWN TRAFFICWAY, RAYTOWN, MO 64133
PHONE:	816-737-6034
SCHOOL DISTRICT	
OWNER:	RAYTOWN C-2 SCHOOL DISTRICT
ADDRESS:	10500 E 60TH TERRACE, RAYTOWN, MO 64133
PHONE:	816-268-7009

SITE DEVELOPMENT PLAN FOR DOBBS TIRE & AUTO IN CITY OF RAYTOWN, MISSOURI



PROJECT NO. 25-10466



- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

530A E. INDEPENDENCE DRIVE, UNION, MISSOURI 63084
TELEPHONE (636) 584-0540
FAX (636) 584-0512
E-MAIL mail@cochraneng.com

APRIL 9, 2026

SHEET INDEX	SHEET
ALTA SURVEY	1 OF 1
SITE DEVELOPMENT PLAN	C1
BUILDING ELEVATIONS	1 OF 1
PHOTOMETRICS PLAN	PH100
LANDSCAPING PLAN	L-1

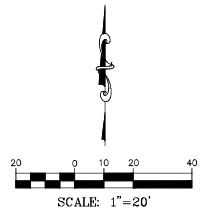


Three working days prior to the start of any excavation on this site, contractor shall call 1-800-OG-RITE for utility location information.

All COA rules & regulations established for the type of construction required by these plans shall be strictly followed (e.g. trenching, blasting, etc.).

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 1 OF THE FINAL PLAT OF RAYTOWN CROSSING EAST - FIRST PLAT, WITHIN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5TH P.M., IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI



LEGEND

PROPERTY LINE	—	FENCE	—
RIGHT-OF-WAY	—	WELL	—
EASEMENT (COLORS VARY)	—	GAS LINE	—
AIRIAL ELECTRIC	—	WATER LINE (SIZE)	—
UTILITY POLE / BAY WIRE	—	FIRE HYDRANTS	—
UNDERGROUND ELECTRIC	—	WATER VALVE	—
UNDERGROUND TELEPHONE	—	LIGHT	—
SANITARY SEWER	—	SET IRON ROD WITH CAP	—
SANITARY MANHOLE	—	LS 360, OR AS NOTED	—
STORM SEWER	—	FOUND IRON ROD WITH CAP	—
OR AS NOTED	—	OR AS NOTED	—
TREE LINE	—		

PARENT TRACT PARCEL DESCRIPTION

PARCEL DESCRIPTION PER A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NO. NCS-1287393-STLO, DATED NOVEMBER 26, 2025 AT 8:00 AM. LOT 1, RAYTOWN CROSSING EAST - FIRST PLAT, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TITLE EXCEPTIONS

SCHEDULE B, PART 1 - EXCEPTIONS PER A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NO. NCS-1287393-STLO, DATED NOVEMBER 26, 2025 AT 8:00 AM:

ITEMS 1-8 - STANDARD EXCEPTIONS.
ITEM 9 - EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN DOCUMENT NO. 2010E021269 IN PLAT BOOK 135, PAGE 49. AFFECTS SURVEYED PARCELS, NO ITEMS TO DETECT.

ITEM 10 - THE RIGHT OF THE CITY OF RAYTOWN TO LEVY SPECIAL ASSESSMENTS IN SEWER DISTRICT NO. 7, SAID DISTRICT HAVING BEEN CREATED BY ORDINANCE NO. 1123, WITHIN THE BOUNDARIES OF WHICH THE PREMISES IN QUESTION ARE LOCATED. AFFECTS SURVEYED PARCELS, NO ITEMS TO DETECT.

ITEM 11 - RIGHT-OF-WAY FOR PIPE LINE (COURSE NOT SPECIFIED) GRANTED TO MISSOURI-KANSAS PIPE LINE COMPANY BY INSTRUMENT DATED JANUARY 7, 1928, RECORDED SEPTEMBER 27, 1928, AS DOCUMENT NO. 24368 IN BOOK 1-70, PAGE 308, AS ASSIGNED TO PANHANDLE EASTERN PIPE LINE COMPANY BY INSTRUMENT DATED OCTOBER 23, 1930, AS DOCUMENT NO. 28878 IN BOOK 960, PAGE 295. MAY AFFECT SURVEYED PARCELS, NO ITEMS TO DETECT.

ITEM 12 - RIGHTS OF WAY, EASEMENTS AND APPURTENANCES IN RELATION TO RAYTOWN ROAD, AND 75TH STREET. AFFECTS SURVEYED PARCELS, NO ITEMS TO DETECT.

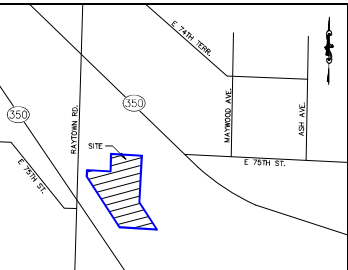
ITEM 13 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS, MAINTENANCE AND USE AGREEMENT" RECORDED FEBRUARY 4, 2011 AS DOCUMENT NO. 2010E012167 OF OFFICIAL RECORDS. AFFECTS SURVEYED PARCELS, NO ITEMS TO DETECT.

ITEM 14 - PERMANENT UTILITY EASEMENT FROM RAYTOWN AUTO DEVELOPERS LLC TO MAP PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY. THE DOCUMENT RECORDED FEBRUARY 4, 2011 AS DOCUMENT NO. 2010E012169. AFFECTS SURVEYED PARCELS, AS SHOWN HEREON.

ITEM 15 - AN ASSIGNMENT OF EASEMENTS AND RIGHT-OF-WAY IN THE DOCUMENT RECORDED SEPTEMBER 3, 2013 AS DOCUMENT NO. 2010E005019 OF OFFICIAL RECORDS.

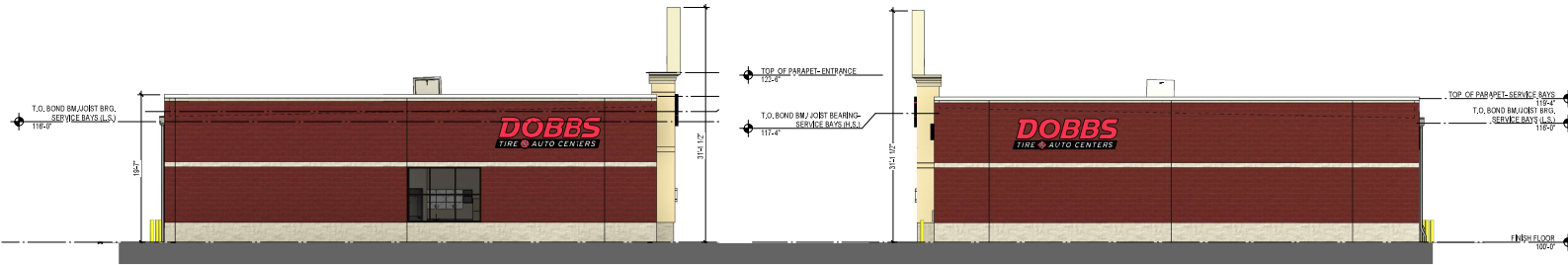
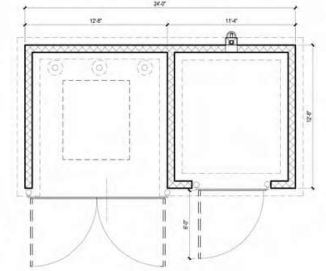
ITEM 16 - ACCESS AGREEMENT BY AND BETWEEN RAYTOWN WASH LLC, A MISSOURI LIMITED LIABILITY COMPANY AND OUTRIGGER MEDIA LLC (AS SUCCESSOR-IN-INTEREST TO VACUUM OUTDOOR INC.), A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JUNE 04, 2018 IN DOCUMENT NO. 2018E0048577. AFFECTS SURVEYED PARCELS, AS SHOWN HEREON.

ITEM 17 - ACCESS AGREEMENT BY THE RAYTOWN REAL ESTATE LLC, A GEORGIA LIMITED LIABILITY COMPANY, RAYTOWN AUTO DEVELOPERS LLC, A MISSOURI LIMITED LIABILITY COMPANY, FJM DISTRIBUTING COMPANY LIMITED PARTNERSHIP (FJM), AN ILLINOIS LIMITED PARTNERSHIP, FREEDY'S LAND, LLC, A KANSAS LIMITED LIABILITY COMPANY AND MAP 2009, INC., A MISSOURI CORPORATION RECORDED JUNE 04, 2018 IN DOCUMENT NO. 2018E0048586. AFFECTS SURVEYED PARCELS, AS SHOWN HEREON.





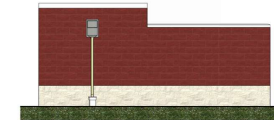
FRONT FIELD: SPLIT-FACE CMU - ACCENT SPLIT-FACE CMU - ACCENT SMOOTH FACE CMU - EIFS FRONT ENTRY



SIDE



REAR



DUMPSTER/TIRE ENCLOSURE



DOBB'S[TIRE & AUTO CENTERS]

4-8-2026

RAYTOWN, MO

143 W. Clinton Place
St. Louis, MO 63122
(314) 965-7445

Ai Archimages
architecture | interiors

XXXXXX - 4/10/2024
XXXXXX - 4/10/2024



Symbol	Layer	Symbol	Layer	Symbol	Layer	Symbol	Layer	Symbol	Layer
PLA	1	PLC	1	WP1	1	WP2	1	WP3	1
PLA	1	PLC	1	WP1	1	WP2	1	WP3	1
PLA	1	PLC	1	WP1	1	WP2	1	WP3	1
PLA	1	PLC	1	WP1	1	WP2	1	WP3	1

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.4 ft	16.3 ft	0.0 ft	N/A	N/A



Archimages
architects
Archimages, Inc. # 000000
143 West Clinton Place St. Louis, Missouri 63122
P: (314) 565-7445 F: (314) 565-7477
www.archimages.com

CASE
Engineering Inc.
799 N. 1st Street
St. Louis, Missouri 63101
P: (314) 565-7445 F: (314) 565-7477
www.case-engineering.com

Proposed:
DOBBS AUTO CENTER
BAYTOWN, MO

PH100
Sheet No.
4/10/2026



Douglas A. DeLong, Landscape Architect LA-81

Consultants:

DOBBS TIRE & AUTO

RAYTOWN, MISSOURI

Revisions:

Date	Description	No.

Drawn: BAD
Checked: DAD

deLong
Architects, LLC
7620 West Bruno Ave.
St. Louis, MO 63117
(314) 346-4856
deLong.la@gmail.com

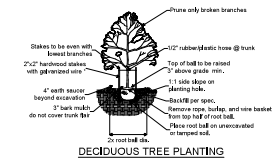
Sheet Title: Landscape Plan
Sheet No: L-1

Date: 4-9-2026
Job #: 192.022

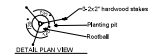
PLANTING SCHEDULE					
NO.	QTY	SPECIES NAME	COMMON NAME	SIZE	REMARKS
A	7	Acer saccharum 'Baileta' Fall Floata	Fall Floata Sugar Maple	2.5'	B&B
B	4	Quercus robur	Engle Oak	2.5'	B&B
C	6	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2.5'	B&B
D	4	Cercia x 'Merlot' PF#22,287	Merlot Redbud	2.5'	B&B
a	6	Hydrangea macrophylla 'Robert' ppaf, cbrf	Let's Dance Moonlight Hydrangea	3'	oc
b	50	Juniperus sabina 'Buffalo'	Buffalo Juniper	18-24"	3.5' oc
c	5	Weigela florida 'Bramwell' pp#10,513	Fine Wine Weigela	18-24"	3' oc
e	12	Ilex verticillata 'Nana' RED SPRITE	Red Sprite Winterberry	18-24"	3' oc
f	1	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	18-24"	3' oc
aa	66	Coreopsis hybrid	Uptick Yellow & Red Tickseed	4' pot	12' oc

Landscape Requirements:

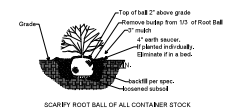
- 1 Tree per 5,000 SF of Total Lot: 52,707 SF/5,000 = 10.5 or 11 trees
- 2 Shrubs per 5,000 SF of Total Lot: 52,707 SF/5,000=10.5 x 2=21 shrubs
- Tree per 3,000 sf of site open space. 16,256.12 sf / 3,000 = 5.4 or 6 trees.
- Parking lot landscape space required is 2.5% of paved area: 21,467 sf of parking lot paving x .025=536.6 sf of required landscape space. Landscape space provided=3,064 sf.
- 1 Tree for each 200 SF of required landscape space: 536.6 sf/ 200=2.6 or 3 trees.
- Total Trees required =20. Trees provided =20



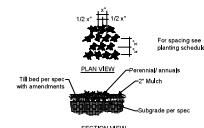
DECIDUOUS TREE PLANTING



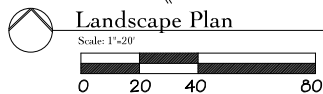
SHRUB PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING



April 21, 2026
Re: Case No: PZ-2026-07

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 Elliott Reed with Cochran Engineering on behalf of the property owner requesting the approval of a Conditional Use Permit for "*Vehicle Repair, Limited*" for the property located at 10000 E. 350 Highway, identified by Jackson County Parcel ID #: 45-720-02-17-00-0-00-000. This property consists of 1.208 acres of land located within the City of Raytown, Missouri. The applicant proposes to demolish the existing restaurant building and construct a new Dobbs Tire & Auto vehicle repair facility.

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 **10:00am on Monday, May 4, 2026**, 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 **6:00 PM on Thursday May 21, 2026**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, May 15, 2026**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, June 16, 2026**.

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.

Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit

Notes

253.1 0 126.54 253.1 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

The Daily Record Kansas City
920 Main St
Kansas City, MO, 64105
Phone: 8163841801 Fax: 0

The Daily Record

KANSAS CITY

Affidavit of Publication

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

Re: Legal Notice 4157417, Public Hearing, CUP 10000 E 350 Hwy
State of MO

County of Jackson County

Before the undersigned Notary Public personally appeared Germaine Lambert on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 04/29/2026 edition and ending with the 04/29/2026 edition for a total of 1 publications, and that the date of publications were as follows: 04/29/2026.

Publishers fee: \$56.84

By:



Germaine Lambert

Sworn to me on this 29th day of
April 2026

By:



Angela Bridgewater
Notary Public, State of MO
No. 17091312

Qualified in Jefferson County
My commission expires on
March 22, 2029

ANGELA M BRIDGEWATER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jefferson County
My Commission Expires: March 22, 2029
Commission Number: 17091312

Notice of Public Hearings

Affected Property: 10000 E 350 Hwy,
Raytown, Missouri

Jackson County Parcel ID # 45-720-02-
17-00-0-00-000

A public hearing to consider a
Conditional Use Permit application for
a "Vehicle Repair, Limited" use for Dobbs
Tire & Auto, filed by Elliott Reed with
Cochran Engineering, to be located at
10000 E. 350 Hwy in Raytown, Missouri,
will be heard by the City of Raytown
Planning & Zoning Commission at
7:00pm on Thursday, May 21, 2026.

The packet and agenda will be
available for view on the City of
Raytown website on Friday, May 15,
2026.

The Raytown Board of Aldermen will
also hold a public hearing to consider
this Conditional Use Permit, tentatively
scheduled for 7:00pm on Tuesday, June
16, 2026.

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.

4157417 Jackson Apr. 29, 2026

Notice of Special Meeting

Affected Property: 10000 E 350 Hwy, Raytown, Missouri

Jackson County Parcel ID # 45-720-02-17-00-0-00-000

A special meeting to reconsider PZ-2026-07, a Conditional Use Permit application for a “*Vehicle Repair, Limited*” use for Dobbs Tire & Auto, filed by Elliott Reed with Cochran Engineering, to be located at 10000 E. 350 Hwy in Raytown, Missouri, will be held by the City of Raytown Planning & Zoning Commission at 7:00pm on Thursday, July 23, 2026.

The packet and agenda will be available for view on the City of Raytown website on Friday, July 17, 2026.

This matter will also be considered at the Raytown Board of Aldermen meeting, tentatively scheduled for 7:00pm on Tuesday, August 11, 2026.

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

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 dates.

2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

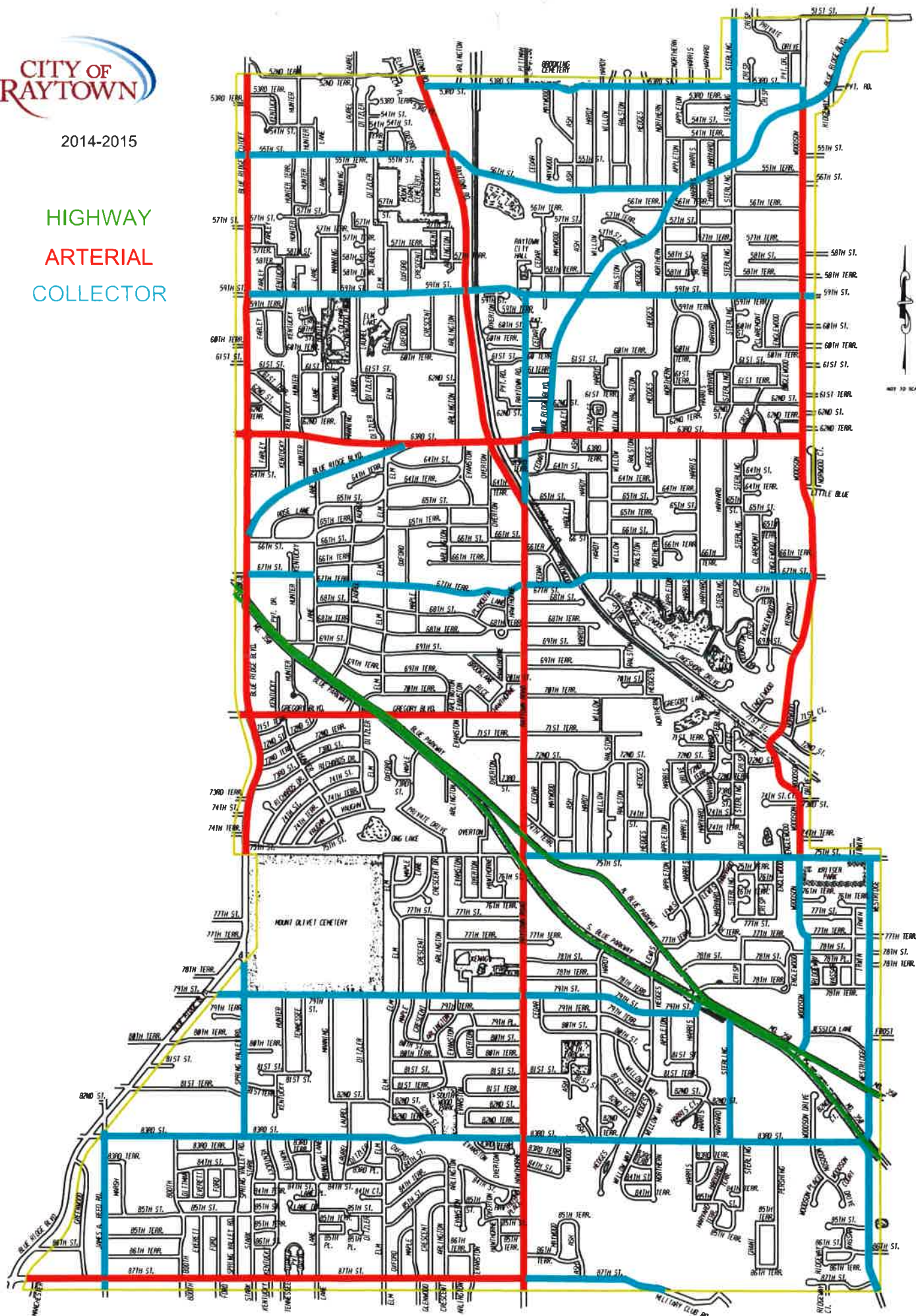


Figure 27: Future Land Use Map

