

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

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

1. Welcome by Chairperson.

2. Call meeting to order and Roll Call.

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

3. Approval of Minutes – July 23, 2026, Regular Meeting Minutes.

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

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

5. Old Business:

None.

6. New Business:

A. Case No.: PZ-2026-10

Applicant: Gwendolyn Mayes, Seyam Development LLC

Reason: Request for the approval of a Conditional Use Permit for a “Car Wash,” to be located at 5245 Woodson Ave.

- 1. Introduction of Application by Chair.
- 2. Explanation of any ex parte communication between Commission members and applicant.
- 3. Opening of 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. Questions for Applicant from Commission.
9. Request for Public Comment by Chairman.
10. Closing of the Public Hearing.
11. Additional Staff Comments and Recommendation.
12. Commission Discussion.
13. Commission Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion.
 - b. Second.
 - c. Additional Board Discussion.
 - d. Vote.

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.

7. Other Business:

- Board of Aldermen meeting on Tuesday, August 11, 2026 at 7:00 PM.
- Raytown Live Concert Series – Saturday, August 8, 2026 at 7:00 PM.

8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, September 3, 2026, at 6:00 PM.

9. Adjourn.

- a. Motion to adjourn.
- b. Second.
- c. Vote.

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
SPECIAL MEETING
MINUTES

July 23, 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
Emerson: Present
Bruenger: Present

Jean-Paul: Absent
Meyers: Present
Stock: Present

Frazier: Present
Sneddon: Present
Myers: Present

3. **Approval of Minutes:** Minutes of July 2, 2026, Regular Meeting were approved 8-0 upon motion by Mr. Bruenger and a second by Secretary Stock.

4. **Election of Officers: Chairman, Vice Chairman, Secretary.** Jason Sneddon was nominated for the position of Chairman by Ms. Emerson. David Frazier was nominated for the position of Vice-Chair by Ms. Stock. DeAnn Stock was nominated for the position of Secretary by Steve Meyers. All parties accepted their respective nominations and were voted into office unanimously by the Commission.

5. **Public Discussion:** None.

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**

Mr. Sneddon introduced the application.

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

Mr. Meyers and Ms. Emerson reported having ex parte communication. Assistant City Attorney, Lindsey Kolisch, explained that ex parte communication refers to communication with the applicants of a given case outside of a public hearing. The Commissioners reported that had not been their understanding, but that their communication would not affect their ability to make an unbiased decision.

3. Opening of the public hearing

Chairman Sneddon 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

Shana Kelly, Economic Development Administrator, entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

6. Introduction of Application and Power Point Staff

Ms. Kelly presented the case and gave the background for the request.

7. Presentation of Application by Applicant

Dustin Dobbs – *Dobbs Tire*, gave background about the company and made himself available for questions from the Commission.

8. Questions for the applicant by the Commission

Mr. Frazier asked how the applicant determines where to site new business locations. Mr. Dobbs explained that they use software which studies a number of factors for a given area such as income demographics, traffic counts, etc.

Mr. Sneddon asked if the adjacent commercial properties were owned by the same property owners as on the subject site. The property owners, Nancy and Jeff Kreimberg, explained that they were not.

Mr. Meyers asked the property owners if any utilities were shared between the subject property and adjacent properties, namely sanitary sewer. Ms. Kreimberg stated that the City had moved a sanitary sewer line on the subject property in 2016 without the consent of the property owners.

Mr. Ryan Schweissguth – Cochran Engineering clarified that the existing sanitary sewer line connects to the adjoining property currently occupied by Freddy's. As there is no existing easement, the applicants planned to construct a new sanitary sewer line north to connect the main on the vacated right-of-way on 75th Street.

Mr. Ryan Myers asked the applicants if the Missouri Department of Transportation (MODOT) had set any requirements for the development of the property. Mr. Schweissguth explained that the only requirement he was aware of was to construct a sidewalk on the subject site. This was a requirement set by the City and not MODOT. Ms. Kelly confirmed this information.

9. Request for Public Comment by Chairman

Ms. Kreimberg gave public comment, expressing discontent with being unable to sell the property in the past, which she partially attributed to City action. She urged the Commission to recommend approval. Mr. Kreimberg reiterated the same points.

Mr. Morris Malloy gave public comment, in opposition to the proposed Conditional Use Permit based on the concentration of similar businesses in proximity to the subject property.

10. Additional Staff Comments and Recommendation

None.

11. Commission Discussion

Ms. Emerson added that this property is in the Walmart TIF district and that information ought to be considered in Commission decision.

Mr. Thurman asked if a traffic impact study had been performed. Ms. Kelly explained that MODOT controls the Highway 350 Corridor and did not require a traffic impact study.

Mr. Frazier asked about the ownership of the vacated 75th Street Right-of-Way. Staff explained that this was owned by the property directly north of the subject site, Tidal Wave Car Wash. Mr. Frazier commented that the applicants may require permission from the property owners of Tidal Wave to connect to the main.

Mr. Meyers expressed a desire to see Tidal Wave's consent to connect to the vacated Right-of-Wave on 75th Street. Mr. Frazier stated that while this could uphold development, it did not directly pertain to the Conditional Use Permit application.

Mr. Sneddon asked if the intensity of flow on the sanitary sewer would be increased or decreased by the change of use. Mr. Frazier expressed his opinion that the proposed use would be less intensive on the sanitary sewer facilities.

12. Closing of the public hearing

Mr. Sneddon closed the public hearing.

13. 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 Commissioner Myers and a second by Commissioner Emerson.

VOTE: Motion was recommended for approval by a vote of 7-1, Mr. Meyers being the sole nay vote.

14. New Business

None.

15. Other Business

None.

16. Set Future Meeting Date

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

17. Adjourn

The meeting was adjourned at 7:07 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: Benjamin Robinson,
Planning & Zoning Coordinator

Case #: Conditional Use Permit PZ-2026-10

Planning & Zoning Meeting Date: August 6, 2026

Board of Aldermen Date: September 1, 2026



Applicant: Gwendolyn Mayes, Seyam Development LLC

Location: 5245 Woodson Ave

Ward: 3

Property Owner: Seyam Development LLC

Project Summary: The applicant is requesting the approval of a Conditional Use Permit for a "Car Wash," to be located at 5245 Woodson Ave.

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

Background Information: The applicant is requesting the approval of a Conditional Use Permit for a "Car Wash" operated by the property owners, Seyam Development LLC, to be located at 5245 Woodson Ave.

Car washes are allowed in the NC, Neighborhood Commercial District with the approval of a Conditional Use Permit and subject to the following conditions per Section 50-107(b)(13) of the Raytown Municipal Code:

- a. *The activity shall create no noise in excess of that of normal daily traffic measured at the lot line of the premises.*
- b. *The activity shall create no vibration for a period longer than three minutes in any one hour that is perceptible at the lot line of the premises.*
- c. *The activity shall create no dust, dirt, odor or obnoxious gasses, heat and unscreened glare that is perceptible at the lot line of the premises.*
- d. *The activity shall be free from fire hazards and excessive industrial wastes.*



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The applicant is aware of and has agreed to abide by the applicable conditions.

Zoning: NC, Neighborhood Commercial

Total Land Area: 1.05 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **May 25, 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 **July 9, 2026**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **Tuesday, July 22, 2026**. 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:	NC, Neighborhood Commercial	Auto-Oriented Business
South:	NC, Neighborhood Commercial	CVS Pharmacy
East:	NC, Neighborhood Commercial	Auto-Oriented Business
West:	R-2, Medium-Density Residential	Single-Family Homes

Street Classification: Woodson Ave is classified as a **Local Street**.

Vehicular and Pedestrian Access: Vehicular access will be provided via the existing driveways fronting Woodson Ave. There is no designated pedestrian access to the site via a sidewalk or path. No additional sidewalk is required to be constructed.

Conditional Use Permit Factors to Be Considered:

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

The site was previously operated as a carwash, aligning with the property's commercial zoning and not compromising the integrity of the surrounding residential/commercial zones.

2. The conservation of property values.

Approval of the application will not adversely affect neighboring property values. Permitting the use of a car wash will make the site more tax productive.

3. Protection against fire casualties.



The existing car wash building has been constructed to protect against fire casualties.

4. Observation of general police regulations.

The proposed Car Wash will not be opposed to general police regulations.

5. Prevention of traffic congestion.

The site was previously operated as a car wash and is expected to generate a comparable amount of traffic should business resume.

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

Per Section 50-539 (f) of the Raytown Municipal Code, car washes must contain "Two holding spaces for each carwashing stall plus one drying space for each car-washing stall". Existing parking stalls on the site meet these requirements but must be restriped. Per Section 50-539 (a) of the Raytown Municipal Code, each individual parking space for typical automobiles (not a truck or bus) shall be at least nine feet in width by 18 feet in length.

7. Promotion of the safety of individuals and property.

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

8. Provisions for adequate light and air.

The site is already developed and has 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 residential home and will not affect schools, other than increasing property values and generating tax revenue.

11. Invasion by inappropriate uses.

The proposed use is generally considered not to be inappropriate for the context area.

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

The proposed car wash would mirror prior use of the site (also as a car wash). It would be anticipated to generate approximately equal value to when it was previously



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occupied. The character of the proposed use would remain similar to its present and previous character, as no redevelopment of the site is anticipated. This character is generally determined to be congruent with the character of surrounding properties.

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

The Future Land Use Map designates this area for "Community Commercial," which consists of a mix of shopping centers and stand-alone businesses that serve the community's everyday needs. This proposal generally aligns with this future land use designation as a commercial land use.

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

The proposed use will align with proper renewal, development, and growth.

ATTACHMENTS:

- Zoning Map
- Application
- Neighborhood Letter
- 185-ft Buffer Map
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Meeting Minutes
- Affidavit of Publication
- Street Classification Map
- Future Land Use Map – *Raytown on the Rise, 2040* Comprehensive Plan

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2026-10** subject to the following conditions:

1. The activity shall create no noise in excess of that of normal daily traffic measured at the lot line of the premises.
2. The activity shall create no vibration for a period longer than three minutes in any one hour that is perceptible at the lot line of the premises.
3. The activity shall create no dust, dirt, odor or obnoxious gasses, heat and unscreened glare that is perceptible at the lot line of the premises.
4. The activity shall be free from fire hazards and excessive industrial wastes.
5. All existing parking stalls on the property shall be restriped to specifications laid out in the Raytown Municipal Code (specifically Section 50-539) within two months of the date of the signed ordinance.



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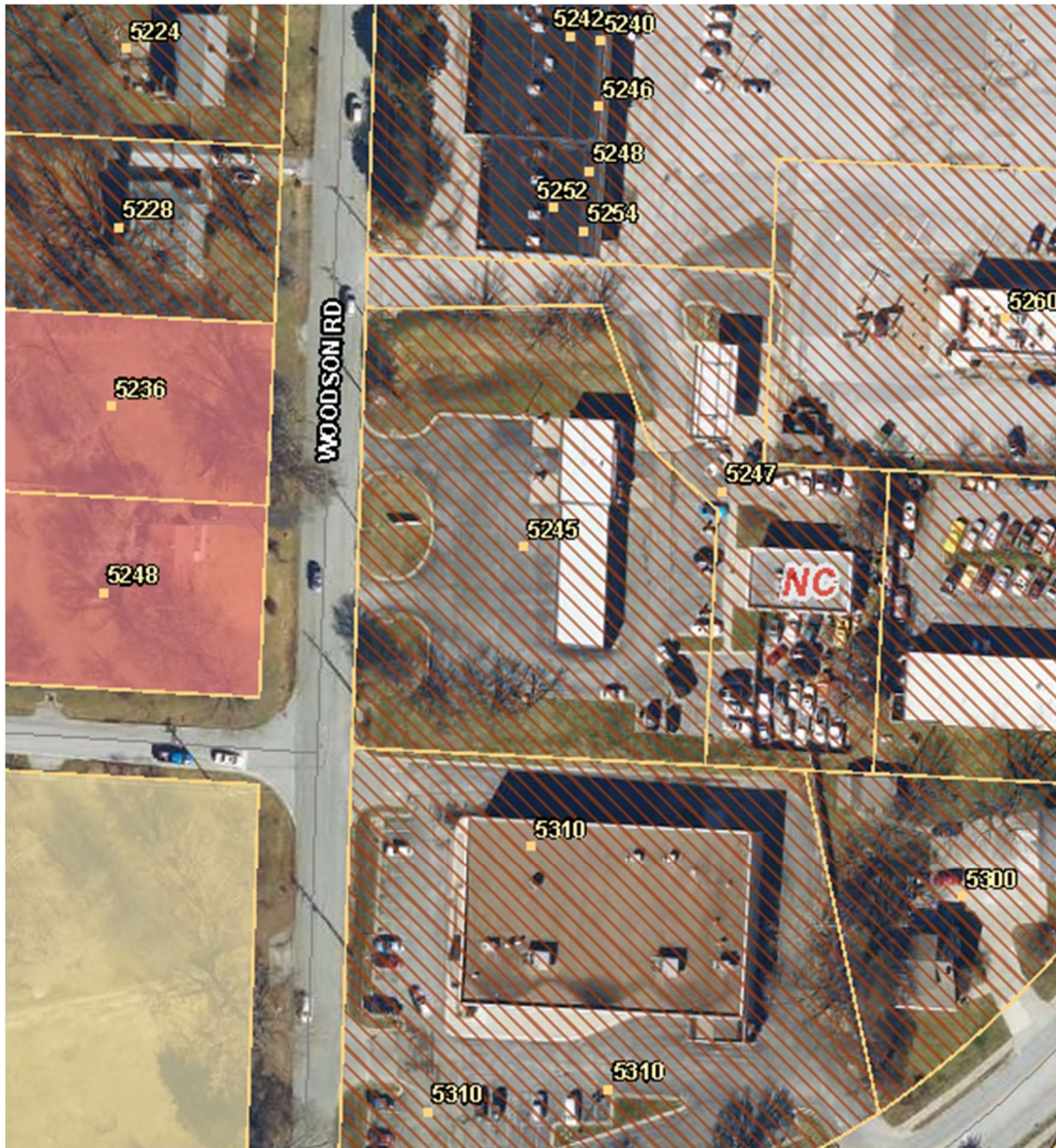
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6. Per Section 208 of the ADA Accessibility Standards, the applicant shall provide the minimum number of required accessible parking facilities to the specifications laid out in that document.
7. The approved Conditional Use Permit is valid for two (2) years from the date of the signed ordinance. Prior to the expiration of the approved Conditional Use Permit, it is the applicant's responsibility to submit a new Conditional Use Permit application for renewal.
8. Signs must be properly permitted. Signage is a separate application, approval, and permit process.
9. The Conditional Use Permit is granted to Seyam Development LLC and is not transferable.
10. Must abide by all local, state, and federal laws and regulations.



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Zoning Map:





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PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #:	
Fee Paid:	
PC Meeting Date:	
B of A Meeting Date:	
Newspaper Notice Date:	
Notice Letters Date:	

Project Info:	
Project Name: Woody Car Wash	
Project Address: 5245 Woodson Road, Raytown	
Existing Zoning:	Existing Land Use: car wash
Proposed Zoning:	Proposed Land Use: car wash
Total Acreage:	

Applicant:	
Name of Applicant: Gwen Mayes	Company (If Applicable): Seyam Development LLC
Address: 501 South McCleary Rd, Ex Springs, MO 64024	
Phone: 816-792-2500	Email: Seyamdevelopment@gmail.com
Applicant Signature: x Gwen Mayes	



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Property Owner:	
Name of Owner: Gwen Mayes	Company (If Applicable): Seyam Development LLC
Address: 501 South McCleary Rd. City: Ex Springs State: Mo Zip: 64024	
Phone: 816-792-2500	Email: seyamdevelopment@gmail.com
Property Owner Signature: x Gwen Mayes	

Please Give a Detailed Description of the Proposal Below:
We are re-opening the car wash at 5245 Woodson Rd, Raytown. It does have 2 automatics and 5 self serve car wash bays. It is an existing car wash.

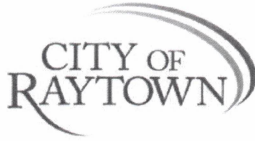


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Additional Contact Information

Please provide additional contact information if applicable below:

Project Lead:			
Name:	Jensen Mayes	Company:	Seyam Development LLC
Address:	501 South McCleary Rd City: Ex. Springs State: MO Zip: 64024		
Phone:	816-215-0004	Email:	seyamdevelopment@gmail.com
Developer:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
Engineer:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
Architect:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
Surveyor:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		



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Landscape Architect:			
Name:		Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Attorney:			
Name:		Company:	
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:

It is an existing car wash that has set vacant. We will reopen to add value to the neighborhood.

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

It is an existing car wash and will continue to be a car wash.

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

I think 2 years. but I don't know the correct facts.



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

There is an existing vacant car wash.
It will be good to see it put back
to its purpose and improve the neighborhood.

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

There should be no negative effects
A vacant property should always do
better when occupied and we are using
the existing car wash for its main purpose.

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

loss of revenue
loss of property use
loss of real estate values including the neighbor
loss of revenue from taxes for the city

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

Public facilities and utilities are adequate
to return the existing vacant car wash
into a revived and working car wash.

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

The proposed development of opening
a closed car wash helps to revitalize
and provide a needed resource to residents.

9. Additional comments:

We will re use the existing
car wash to revive the area
by opening the car wash.



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Planning & Zoning Application Fee Schedule

New Sign Permit	\$125.00
New Monument Sign Permit	\$150.00
Change Copy / New Sign Face	\$50.00
Temporary Signs Banners & Portals	\$50.00
Preliminary Plats	\$450.00 + \$4.00 / Lot
Final Plats	\$300.00 + \$4.00 / Lot
Lot Split / Lot Combination	\$150.00
Right-of-Way Vacation	\$250.00
Conditional Use Permit	\$450.00
Rezoning	\$450.00
Site/Development Plan – Staff Review (Residential or Commercial)	\$300.00
Appeal of Design Standards	\$350.00
Variance	\$350.00
Additional Variance Requests	\$50.00 / Request
Zoning Verification Letter	\$100.00

July 9, 2026
Re: Case No: PZ-2026-10

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 Gwen Mayes of Seyam Development LLC requesting the approval of a Conditional Use Permit for “Car Wash” for the property located at:

- 5245 Woodson Rd

This property consists of 1.05 acres of land and is located within the City of Raytown, Missouri. It is legally described as:

5245 Woodson Rd:

PENDLETONS BLUE RIDGE PLACE---PT OF LOT 1 DAF: BEG SW COR LOT 1 TH N 00 DEG 49 MIN 32 SEC W 246.51' TH N 90 DEG E 12.37' TH N 86 DEG 09 MIN 33 SEC E 119.43' TH S 22 DEG 05 MIN 46 SEC E 85.35' TH S 50 DEG 03 MIN 42 SEC E 50.64' TH S 00 DEG E 142.89' TH S 90 DEG W 198.91' TO POB (KNOWN AS TR 1 ON CERT SUR T-16 PG-88).

The site at 5245 Woodson Rd was previously a car wash, and the applicant team seeks to reuse it for that purpose. “Car Wash” is a permitted land use within the “NC” Neighborhood Commercial 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 Wednesday, July 22, 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.

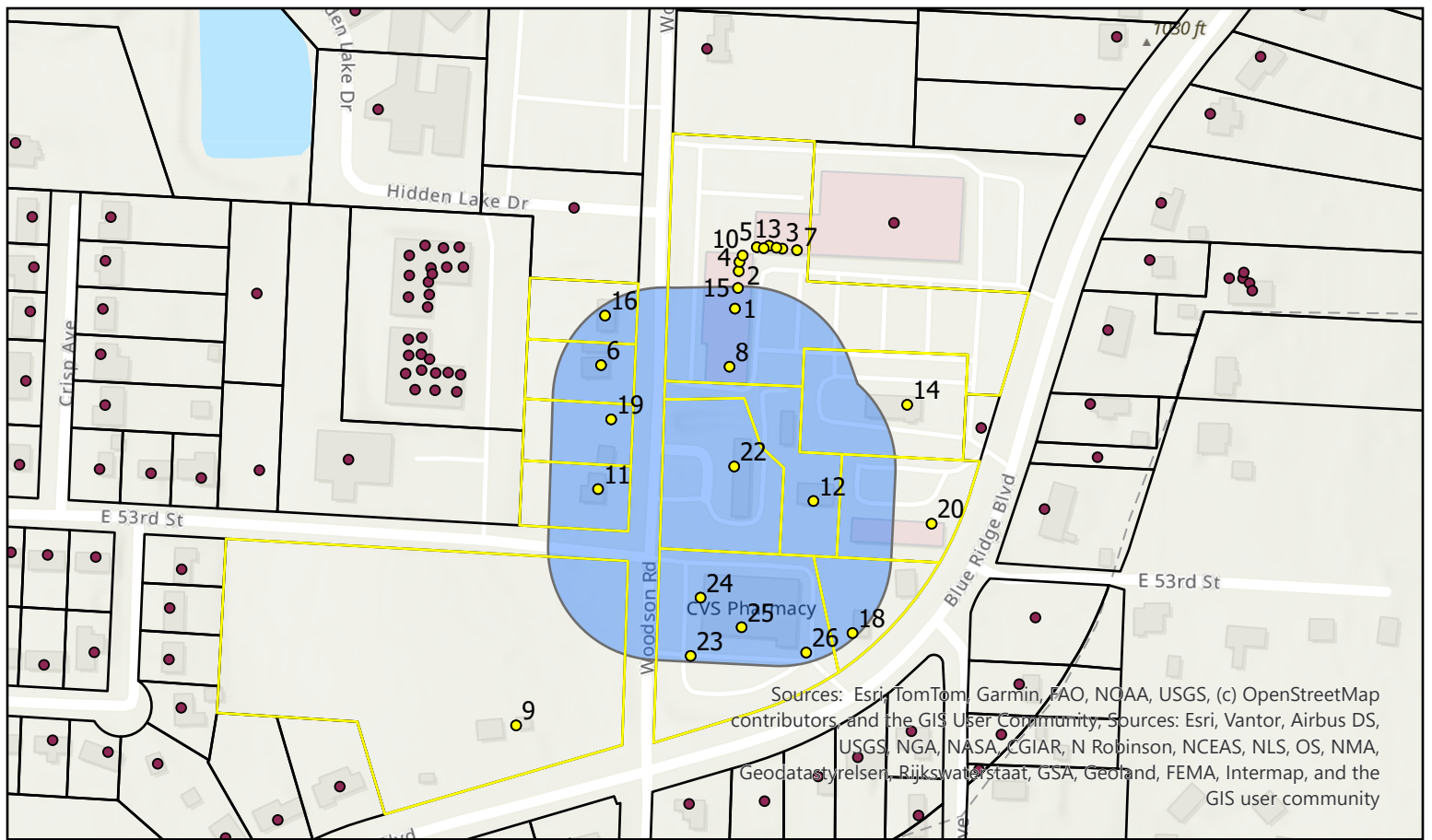
A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 6:00 PM on **Thursday August 6, 2026**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, July 31, 2026**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, September 1, 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)737-6014 or by email at benjaminr@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.



OBJECTID	Address	Point ID	Full Address	Municipality Name	Zip Code
1	33-920-04-41-00-0-00-000	5242	BLUE RIDGE BLVD	RAYTOWN	64133
2	33-920-04-41-00-0-00-000	5236	BLUE RIDGE BLVD	RAYTOWN	64133
3	33-920-04-41-00-0-00-000	5220	BLUE RIDGE BLVD	RAYTOWN	64133
4	33-920-04-41-00-0-00-000	5234	BLUE RIDGE BLVD	RAYTOWN	64133
5	33-920-04-41-00-0-00-000	5228	BLUE RIDGE BLVD	RAYTOWN	64133
6	32-710-01-46-00-0-00-000	5228	WOODSON RD	RAYTOWN	64133
7	33-920-04-41-00-0-00-000	5218	BLUE RIDGE BLVD	RAYTOWN	64133
8	33-920-04-41-00-0-00-000	5252	BLUE RIDGE BLVD	RAYTOWN	64133
9	32-710-08-28-00-0-00-000	5348	BLUE RIDGE BLVD	RAYTOWN	64133
10	33-920-04-41-00-0-00-000	5230	BLUE RIDGE BLVD	RAYTOWN	64133
11	32-710-01-44-00-0-00-000	5248	WOODSON RD	RAYTOWN	64133
12	33-920-04-39-00-0-00-000	5247	WOODSON RD	RAYTOWN	64133
13	33-920-04-41-00-0-00-000	5224	BLUE RIDGE BLVD	RAYTOWN	64133
14	33-920-04-38-00-0-00-000	5260	BLUE RIDGE BLVD	RAYTOWN	64133
15	33-920-04-41-00-0-00-000	5238	BLUE RIDGE BLVD	RAYTOWN	64133
16	32-710-01-47-00-0-00-000	5224	WOODSON RD	RAYTOWN	64133
17	33-920-04-41-00-0-00-000	5226	BLUE RIDGE BLVD	RAYTOWN	64133
18	33-920-04-21-00-0-00-000	5300	BLUE RIDGE BLVD	RAYTOWN	64133
19	32-710-01-45-00-0-00-000	5236	WOODSON RD	RAYTOWN	64133
20	33-920-04-36-01-0-00-000	5270	BLUE RIDGE BLVD	RAYTOWN	64133
21	33-920-04-41-00-0-00-000	5222	BLUE RIDGE BLVD	RAYTOWN	64133
22	33-920-04-40-00-0-00-000	5245	WOODSON RD	RAYTOWN	64133
23	33-920-04-43-00-0-00-000	5310	BLUE RIDGE BLVD	RAYTOWN	64133
24	33-920-04-43-00-0-00-000	5310	BLUE RIDGE BLVD	RAYTOWN	64133
25	33-920-04-43-00-0-00-000	5310	BLUE RIDGE BLVD	RAYTOWN	64133
26	33-920-04-43-00-0-00-000	5304	BLUE RIDGE BLVD	RAYTOWN	64133

Neighborhood Meeting

5245 Woodson Rd

July 22, 2026

[illegible]



Re: Neighborhood meeting summary

From Seyam Development <seyamdevelopment@gmail.com>

Date Fri 7/24/2026 9:53 AM

To Benjamin Robinson <benjaminr@raytown.mo.us>; jensen@glo-carwash.com <jensen@glo-carwash.com>

Cc Shana Kelly <shanak@raytown.mo.us>; curt mayes <cmayes@mayesplumbing.com>

We had a neighborhood meeting on Wednesday, July 22, 2026 at 2 to 3 pm at the City Hall in Raytown about Woody Car Wash.

There were no neighbors in attendance, Three wonderful city employees stopped by to visit and grab a delicious Elleen's Colossal Sugar Cookie with sprinkles.

The cookies were a big hit and the employees were very nice and supportive of a new business opening in Raytown on Woodson Road.

We look forward to doing business in Raytown in the future.

Gwen Mayes

On Fri, Jul 24, 2026 at 9:33 AM Benjamin Robinson <benjaminr@raytown.mo.us> wrote:

Good morning, Gwen,

I'm just following up on your neighborhood meeting. Please reply to this email with a brief summary of how that went. If there was no discussion about the car wash or the CUP, you can just state that.

Thanks again for being so on top of things!

Best,

Ben Robinson

Benjamin Robinson

Planning and Zoning Coordinator

Crossroads Community • Embracing Diversity • Growing Together

Office: (816) 737-6093 Direct

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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 4180134, 5245 Wood Rd, Raytown, Missouri
State of MO }
County of Jackson County }

Before the undersigned Notary Public personally appeared Rose Bryant 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 07/17/2026 edition and ending with the 07/17/2026 edition for a total of 1 publications, and that the date of publications were as follows: 07/17/2026.

Publishers fee: \$59.16

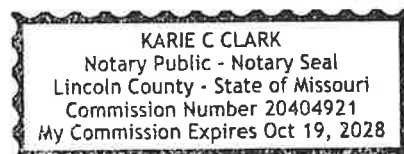
By:


Rose Bryant

Sworn to me on this 20th day of
July 2026

By:


Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028



Notice of Public Hearings

Affected Property: 5245 Wood Rd,
Raytown, Missouri
Jackson County Parcel ID # 33-920-04-40-00-0-00-000

A public hearing to consider a Conditional Use Permit application for a "Car Wash" use, filed by Gwen Mayes of Seyam Development LLC, to be located on an NC, Neighborhood Commercial District-zoned property addressed as 5245 Woodson Rd in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 6:00pm on Thursday, August 6, 2026. The applicant intends to reuse the subject site for a car wash. The packet and agenda should be available for view on the City of Raytown website on Friday, July 31, 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, September 1, 2026.

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

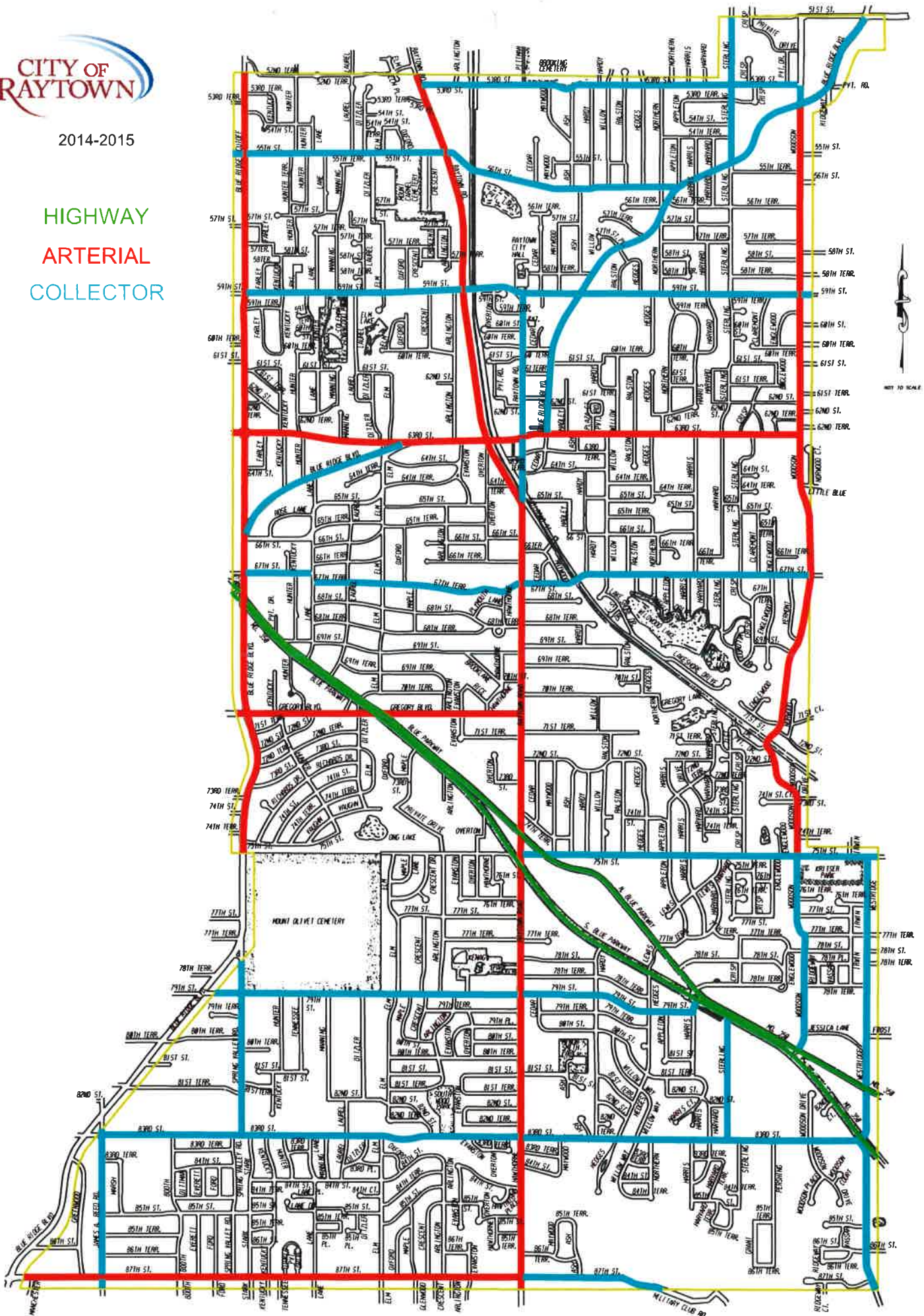
The public is invited to attend the public hearings to ask questions and provide comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6014 or by email at benjaminr@raytown.mo.us. If 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.

4180134 Jackson Jul. 17, 2026



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR



Legend

- Raytown Boundary
- Streets
- Parcels

Future Land Use Designation

- Natural Conservation
- Parks and Recreation
- Traditional Neighborhood
- Mixed Neighborhood
- Multi-Family Residential
- Community Commercial
- Downtown District
- Regional Commercial
- Industrial and Employment
- Institutional

Map Labels: Coachlight Square, Stayton Meadows, Sterling Gardens, Fairway Hills, Park Farms, White Oak, Blue Ridge Blvd, E Gregory Blvd, E 350, E 63 St, E 65 St, E 67 St, E 69 St, E 71 St, E 73 St, E 75 St, E 77 St, E 79 St, E 81 St, E 83 St, E 85 St, E 87 St, E 89 St, E 91 St, E 93 St, E 95 St, E 97 St, E 99 St, E 101 St, E 103 St, E 105 St, E 107 St, E 109 St, E 111 St, E 113 St, E 115 St, E 117 St, E 119 St, E 121 St, E 123 St, E 125 St, E 127 St, E 129 St, E 131 St, E 133 St, E 135 St, E 137 St, E 139 St, E 141 St, E 143 St, E 145 St, E 147 St, E 149 St, E 151 St, E 153 St, E 155 St, E 157 St, E 159 St, E 161 St, E 163 St, E 165 St, E 167 St, E 169 St, E 171 St, E 173 St, E 175 St, E 177 St, E 179 St, E 181 St, E 183 St, E 185 St, E 187 St, E 189 St, E 191 St, E 193 St, E 195 St, E 197 St, E 199 St, E 201 St, E 203 St, E 205 St, E 207 St, E 209 St, E 211 St, E 213 St, E 215 St, E 217 St, E 219 St, E 221 St, E 223 St, E 225 St, E 227 St, E 229 St, E 231 St, E 233 St, E 235 St, E 237 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