

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
September 3, 2026
6:00 pm

1. Welcome by Chairperson.

2. Call meeting to order and Roll Call.

Sneddon:	Thurman:	Emerson:	Mitchell:
Meyers:	Frazier:	Stock:	Bruenger:
Myers:			

3. Approval of Minutes – August 6, 2026, Regular Meeting Minutes.

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

4. Swearing in of all staff who will present at this meeting by City Attorney.

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

6. Old Business:

A. Case No.: PZ-2023-10

Applicant: City of Raytown

**Reason: Rehearing Case No. PZ-2023-10, a Conditional Use Permit application for a
“Vehicle Sales, New or Used” use for Vantage Motors on the property addressed as 10004**

E. 350 Hwy.

- 1. Introduction of Application by Chair.
- 2. Explanation of any ex parte communication between Commission members and applicant.
- 3. Enter Relevant City Exhibits into the Record:
 - a. Staff Report.
 - b. Application, Supporting Documents, and PowerPoint Presentation.
- 4. Introduction of Application and Power Point by Staff.

5. Presentation of Application by Applicant.
6. Questions for Applicant from Commission.
7. Opening of the Public Hearing.
 - a. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
 - b. Request for Public Comment by Chairman.
8. Closing of the Public Hearing.
9. Additional Staff Comments and Recommendation.
10. Commission Discussion.
11. Commission Decision to Recommend Approval, Approval with Conditions, or Denial of the Application.
 - a. Motion.
 - b. Second.
 - c. Additional Board Discussion.
 - d. Vote.

7. New Business:

A. Case No.: PZ-2026-18

Applicant: City of Raytown

Reason: Amending Chapter 50, entitled, “Zoning”, of the Raytown Municipal Code, specifically to modify the definitions of and to regulate, the “Agricultural” land use.

1. Introduction of Application by Chair.
2. Explanation of any ex parte communication between Commission members and applicant.
3. Enter Relevant City Exhibits into the Record:
 - a. Staff Report.
 - b. Application, Supporting Documents, and PowerPoint Presentation.
4. Introduction of Application and Power Point by Staff.
5. Questions for Staff from Commission.
6. Opening of the Public Hearing.
 - a. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
 - b. Request for Public Comment by Chairman.
7. Closing of the Public Hearing.
8. Additional Staff Comments and Recommendation.
9. Commission Discussion.
10. Commission Decision to Recommend Approval, Approval with Conditions, or Denial of the Application.
 - a. Motion.
 - b. Second.
 - c. Additional Board Discussion.
 - d. Vote.

B. Case No.: PZ-2026-13

Applicant: Samantha Salem, Automotive Concierge KC

Reason: Request for the approval of a Conditional Use Permit for “Vehicle Sales, New and Used” at 11900 E 350 Hwy.

12. Introduction of Application by Chair.
13. Explanation of any ex parte communication between Commission members and applicant.
14. Enter Relevant City Exhibits into the Record:
 - a. Staff Report.
 - b. Application, Supporting Documents, and PowerPoint Presentation.
15. Introduction of Application and Power Point by Staff.
16. Presentation of Application by Applicant.
17. Questions for Applicant from Commission.
18. Opening of the Public Hearing.
 - a. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
 - b. Request for Public Comment by Chairman.
19. Closing of the Public Hearing.
20. Additional Staff Comments and Recommendation.
21. Commission Discussion.
22. Commission Decision to Recommend Approval, Approval with Conditions, or Denial of the Application.
 - a. Motion.
 - b. Second.
 - c. Additional Board Discussion.
 - d. Vote.

C. Case No.: PZ-2026-11

Applicant: City of Raytown

Reason: Request for the approval of a Rezoning of 8801 E 66th Street, 8805 E 66th Street, and Parcel ID: 45-230-15-12-00-0-00-000.

Staff requests that this item be continued to October 1, 2026.

D. Case No.: PZ-2026-12

Applicant: City of Raytown

Reason: Request for the approval of text amendments to Chapter 50, Article IV of the City of Raytown Municipal Code, regarding HP; Historic Preservation Overlay zoning districts.

1. Introduction of Application by Chair.
2. Explanation of any ex parte communication between Commission members and applicant.
3. Enter Relevant City Exhibits into the Record:
 - a. Staff Report.
 - b. Application, Supporting Documents, and PowerPoint Presentation.

4. Introduction of Application and Power Point by Staff.
5. Questions for Staff from Commission.
6. Opening of the Public Hearing.
7. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
8. Request for Public Comment by Chairman.
9. Closing of the Public Hearing.
10. Additional Staff Comments and Recommendation.
11. Commission Discussion.
12. Commission Decision to Recommend Approval, Approval with Conditions, or Denial of the Application.
 - a. Motion.
 - b. Second.
 - c. Additional Board Discussion.
 - d. Vote.

E. Case No.: PZ-2026-17

Applicant: City of Raytown

Reason: Requesting the approval of text amendments to Chapter 50, Article IV of the City of Raytown Municipal Code, regarding N; Conservation zoning districts.

Staff requests that this item be continued to October 1, 2026.

F. Case No.: PZ-2026-16

Applicant: City of Raytown

Reason: Requesting the approval of text amendments to Chapter 50, Article IV of the City of Raytown Municipal Code, regarding HWY 350; Highway 350 Corridor Overlay zoning district.

1. Introduction of Application by Chair.
2. Explanation of any ex parte communication between Commission members and applicant.
3. Enter Relevant City Exhibits into the Record:
 - a. Staff Report.
 - b. Application, Supporting Documents, and PowerPoint Presentation.
4. Introduction of Application and Power Point by Staff.
5. Questions for Staff from Commission.
6. Opening of the Public Hearing.
7. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
8. Request for Public Comment by Chairman.
9. Closing of the Public Hearing.
10. Additional Staff Comments and Recommendation.
11. Commission Discussion.

12. Commission Decision to Recommend Approval, Approval with Conditions, or Denial of the Application.

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

G. 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.

8. Other Business:

- Board of Aldermen meeting:
 - Date/Time: Tuesday, September 15, 2026 at 7:00 PM.
 - Location: Raytown City Hall (10000 E 59th St) Aldermen Chambers.
- Raytown Live Concert Series:
 - Date/Time: Saturday, September 12, 2026 at 7:00 PM.
 - Location: Raytown Green Space.
- “The Founding Project” – Midcontinent Public Library:
 - Presentation by Ben Robinson – Planning & Zoning Coordinator.

9. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, October 1, 2026, at 6:00 PM.

10. Adjourn.

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

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

August 6, 2026
6:00 pm
Council Meeting Chambers

1. Welcome by Chairperson. Chairman Sneddon called the meeting to order at 6:00 P.M.

2. Call meeting to order and Roll Call. Assistant City Attorney Lindsey Kolisch called roll.

Thurman: Present
Emerson: Present
Bruenger: Present

Jean-Paul: Present
Meyers: Absent
Stock: Absent

Frazier: Present
Sneddon: Present
Myers: Present

3. Approval of Minutes: Minutes of July 23, 2026, Regular Meeting were approved 8-0 upon motion by Mr. Frazier and a second by Mr. Myers.

4. Public Discussion:

None.

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 “Car Wash,” to be located at 5245 Woodson Ave.

1. Introduction of Application by Chair.

Mr. Sneddon introduced the application.

2. Explanation of any ex parte communication between Commission members and applicant.

None.

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.

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 by Staff.

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

7. Questions for Staff by the Commission.

Mr. Frazier asked for an explanation of Condition 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.

Mr. Robinson explained that this had previously been a condition put on car washes, but had been written out of the code after the application had been submitted.

8. Presentation of Application by Applicant.

Gwendolyn Mayes, Seyam Development LLC, gave background about the company, the proposal for the property (to operate as a car wash) and made herself available for questions from the Commission.

She also explained that there would be no cars parked on the property.

9. Request for Public Comment by Chairman.

Mr. Mark Weiss inquired as the hours of the proposed car wash and asked if the applicant was aware that the fuel tanks from the previous business were still there.

Ms. Mayes explained that her company's other businesses have posted signage about hours of operation. Typically, she said, her businesses close at 10:00 on weekdays and 11:00 or midnight on weekends.

10. Questions for the applicant by the Commission.

Mr. Thurman asked the applicant how Ms. Mayes closes the car wash to ensure that people do use it or otherwise occupy the property after hours.

Ms. Mayes explained that there isn't a way for her to completely close the property, besides posting signs. In other cases, she reported, it had not been a problem. In those

instances, if someone was washing their car after hours, it did not usually constitute an issue. If there was vandalism or other nuisance, then the police were called.

Mr. Frazier asked the applicant if they would be amenable to a condition being placed on the approval of this case that she be required to post signage regarding hours of operation.

Ms. Mayes said that she would be amenable to such a condition.

Mr. Jean-Paul asked Staff whether the police can enforce hours of operation by such a sign.

Assistant City Attorney Lindsey Kolisch responded that such a sign would likely need to have language about violators being trespassed for the police to be able to enforce.

Mr. Frazier asked if there would be security cameras.

Ms. Mayes explained that there would be.

11. Closing of the Public Hearing

Mr. Sneddon closed the public hearing.

12. Additional Staff Comments and Recommendation.

Mr. Robinson asked that Condition 5 be stricken from the conditions, given Ms. Mayes comments that there would be no parking on the premises.

Mr. Sneddon asked if there would be required striping of some sort, for handicap-accessible parking stalls, for example.

Mr. Robinson explained that handicap-accessible parking is a federal requirement, not City, and asked the Assistant City Attorney to confirm if such parking is necessary if no other parking facilities are present on the site.

Ms. Kolisch explained that there was a difference in cars being parked on the site for a short time, such as 20 or 30 minutes, while waiting to use the car wash facilities (which would not require parking facilities and striping) and long-term car storage (which would require parking facilities and striping).

Mr. Bruenger asked if there was parking drawn on the site plan for this case.

Mr. Robinson explained that there was no associated site plan with this CUP. However, he did show the aerial view of the property to the Commission once again for their review.

Mr. Bruenger suggested that the Commission add a condition that in the instance that parking is assigned, that it be striped.

Mr. Frazier said that he would move to strike Condition 5 for striping from the application.

13. Commission Discussion.

Mr Frazier moved to strike conditions 2 and 5 and also moved to add a new condition that a sign be placed having the hours of business and a notice that violators will be trespassed when occupying the property after hours, per City ordinances. Seconded by Mr. Bruenger.

14. 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 Mr. Frazier And a second by Mr. Bruenger.

VOTE: Motion was recommended for approval by a vote of 7-0.

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” to be located at 11900 E State Rte 350.

This case has been placed on hold.

7. Other Business.

Mr. Sneddon announced the Board of Aldermen meeting on Tuesday , August 11, 2026 at 7:00 P.M. and the Raytown Live Concert Series on Saturday, August 8, 2026 at 7:00 P.M.

8. Set Future Meeting Date.

The next Regular Planning Commission Meeting was scheduled for Thursday, September 3rd, 2026, at 6:00 PM.

9. Adjourn.

The meeting was adjourned at 6:31 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

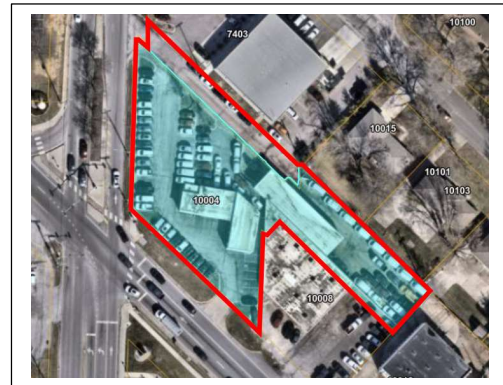
To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Economic Development
Administrator

Case #: Conditional Use Permit PZ-2023-10

Planning & Zoning Meeting Date: September 3, 2025

Board of Aldermen Date: October 6, 2026



Applicant: The City of Raytown

Location: 10004 E. 350 Hwy

Ward: 2

Property Owner: AAK Investment LLC.

Project Summary: For the reconsideration of Conditional Use Permit PZ-2023-10, which was issued to Arash Kamali, Vantage Motors, LLC. on April 16, 2024, to allow for “*Vehicle Sales, New and Used,*” on the property located at 10004 E. 350 Hwy.

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

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

Total Land Area: 0.8524 acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **July 30, 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 **August 12, 2026**. A copy of the letter is included with the attachments to this report.



Adjacent Properties:

	Zoning:	Current Land Use:
North:	R-2/350, Medium-Density Residential / 350 Highway Overlay District	Commercial Business
South:	Public Right-of-Way	Highway (E 350 Hwy)
East:	HC/350, Highway Commercial / 350 Highway Corridor Overlay District	Commercial Business
West:	Public Right-of-Way	Raytown Rd.

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

Background Information: Vantage Motors LLC., located at 10004 E. 350 Hwy. was originally issued a Conditional Use Permit to allow for "*Vehicle Sales, New and Used*," on September 7, 2010, and was set to expire in ten (10) years, September 7, 2020.

Staff noticed in 2023 that there had been a lapse in time and that a new Conditional Use Permit was warranted. A new Conditional Use Permit was approved and issued on April 16, 2024, granting approval for "*Vehicle Sales, New and Used*," with the following conditions:

1. If approved, the alleyway adjacent to the north must be consolidated with the main property prior to the use of the alleyway for the parking of vehicles.
2. The striping of any parking stalls determined to be unauthorized must be removed within six (6) months of the signed ordinance. All parking stalls must be striped to conform to what is approved with this application.
3. No cars may be parked in spaces which are not striped and designated for the parking of vehicles. This applies to all vehicles, whether they be for display, customer, or employee parking.
4. No more than fifty-seven (57) vehicles total shall be allowed on the property, including the alleyway, at one time. They shall be designated as such:
 - a. A maximum of 43 vehicles displayed for sale on the main site;
 - b. A maximum of eight (8) vehicles displayed for sale within the alleyway;
 - c. One (1) ADA-compliant handicap-accessible parking space shall be provided along the east side of the property, adjacent to the eight-foot (8') handicap access aisle. This space must be clearly marked for handicap use.
 - d. Two (2) spaces must be designated for employee parking.
 - e. Three (3) spaces must be designated for customer parking.
 - f. All new parking stalls must meet the minimum size code requirements, which are 18 feet long by 9-feet wide. If approved, the existing display stalls may be 8-feet wide, but all other parking must comply with Code requirements.
5. The business must comply with all applicable local, state, and federal laws and regulations.



6. An Access Agreement must be obtained with 7403 Raytown Road, currently occupied by O'Reilly's Automotive, to allow continued utilization of the alleyway for access to and from their site. A copy of this written and notarized agreement must be recorded with the Jackson County Recorder of Deeds and provided to City Staff with six (6) months of the date of approval.
7. Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from adjoining or abutting residential districts.
8. No ramp or other structure for the purpose of displaying vehicles shall be constructed, installed, or placed on the property.
9. No vehicles shall be parked or displayed on the public right-of-way, on grass, or in other landscaped areas.
10. No vehicle shall be unloaded or loaded on public right-of-way. Unloading and loading of vehicles shall be conducted only on private property.
11. Any inoperable, dismantled, or damaged vehicle shall be stored within the building so that it is not visible to persons outside of the building.
12. Required landscaping must be maintained and kept in good condition.
13. Appropriate signage must 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.
- 14. A 5-foot ADA-compliant sidewalk must be installed along the frontage of 350 Hwy. This shall connect to the existing sidewalk along Raytown Road and shall terminate at the natural extension of the property line, which runs north/south. Public Works personnel may determine the exact location of the sidewalk's termination in the field, depending on utilities and other potential obstacles.**
- 15. All required 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 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.**
16. The Conditional Use Permit shall not be transferrable beyond the initial intended end-user, Arash Kamali (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.
- 17. Failure to comply with any of the conditions or provisions contained in the signed ordinance shall constitute violations of both this ordinance and the City's Comprehensive Zoning Code and shall be cause of revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.**



The required improvements, including the five-foot (5') ADA-compliant sidewalk along the frontage of 350 Hwy were not completed within the two-year timeline. Therefore, this Conditional Use Permit must be reconsidered.

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

Section 50-107(b):

(28) The following additional criteria shall apply to all vehicle sales, new or used:

- a. 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;
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.

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.

2. The conservation of property values.

If approved, the proposed pre-owned automotive sales business will continue to occupy the site. The site must be brought into compliance with the conditions of approval and the Highway 350 Corridor Design Guidelines, thereby helping to stabilize and/or improve the value of properties in the area in which it is located.

3. Protection against fire casualties.

The site is developed and has been operating as a vehicle sales establishment since 2010. If the site operates in compliance with the conditions of approval, the site will be protected against fire casualties.

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.

It is possible for traffic congestion to be managed, if the business operates as is approved. Cars may not be parked within the public right-of-way, and no more than the authorized number of vehicles may be on the site at any time.

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. One connects the site to Westbound E. 350 Highway, and the other connects the site to Northbound Raytown Road via the alleyway. Both are proposed to remain. Vehicle parking is provided on the site plan and the stalls are designated "Display," "Customer," "Employee," and "Handicap." If site parking is utilized as is approved, vehicles should be parked in an orderly manner and traffic safety will be promoted.



7. Promotion of the safety of individuals and property.

The business has the potential to operate safely, assuming that site circulation is conducted in a manner aligned with what is approved.

8. Provisions for adequate light and air.

The site is already developed and allows for sufficient light and air within the site.

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

The City of Raytown Municipal Code requires that parking spaces have a minimum length of eighteen-feet (18') and a minimum width of nine-feet (9'). The previous Conditional Use Permits (2013 and 2023) were approved, allowing the stalls that are designated for display to be only eight-foot (8') wide, a deficit of one-foot (1') in width. The Planning Commission and the Board of Aldermen may reevaluate the required dimensions of these parking stalls at this time, if they choose.

10. Provision for public utilities and schools.

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 at this location since 2010.

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

If approved, the property owner will be required to bring the site into compliance with the 350 Highway Corridor Overlay Design Standards. This includes the construction of a sidewalk along the 350 Highway frontage, maintenance of required landscaping, and adherence to the maximum number of vehicles within the site.

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

If the property owner abides by all required conditions, the property improvements could improve the commercial corridor and align with the principles outlined in the Comprehensive Plan.

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



As previously noted, Vantage Motors has been in operation at this location since 2010. If the property/business owners can abide by the terms and conditions approved in this Conditional Use Permit application, it is possible for the business to assist in the orderly renewal, development, and growth of Raytown.

ATTACHMENTS:

- Zoning Map
- Site Photos
- Approved Site Plan from 2-19-24
- Email Confirmation of Parcel Consolidation
- Letter to Property Owner Dated July 28, 2026
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Street Classification Map
- Raytown on the Rise Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning & Zoning Commission recommend **APPROVAL** of Conditional Use Permit application **PZ-2023-10** 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 5-foot ADA-compliant sidewalk must be installed along the frontage of 350 Hwy. This shall connect to the existing sidewalk along Raytown Road and shall terminate at the natural extension of the property line, which runs north/south. Public Works personnel may determine the exact location of the sidewalk's termination in the field, depending on utilities and other potential obstacles. The required sidewalk must be constructed within six (6) months of the date of the signed ordinance.
3. The existing building located on the adjoining property, 10016 E. 350 Hwy, owned by Vantage Motors, must be demolished within six (6) months of the date of the signed ordinance.
4. The striping of any parking stalls determined to be unauthorized, including the stalls located directly to the south of the main entrance, must be removed within six (6) months of the signed ordinance.
5. No cars may be parked in spaces which are not striped and designated for the parking of vehicles. This applies to all vehicles, whether they be for display, customer, or employee parking.



6. No more than fifty-seven (57) vehicles total shall be allowed on the property, including the alleyway, at one time. They shall be designated as such:
 - a. A maximum of 43 vehicles displayed for sale on the main site;
 - b. A maximum of eight (8) vehicles displayed for sale within the alleyway;
 - c. One (1) ADA-compliant handicap-accessible parking space shall be provided along the east side of the property, adjacent to the eight-foot (8') handicap access aisle. This space must be clearly marked for handicap use.
 - d. Two (2) spaces must be designated for employee parking.
 - e. Three (3) spaces must be designated for customer parking.
 - f. The site must conform to the approved Site Plan, dated 2/19/24.
7. An Access Agreement must be obtained with 7403 Raytown Road, currently occupied by O'Reilly's Automotive, to allow continued utilization of the alleyway for access to and from their site. A copy of this written and notarized agreement must be recorded with the Jackson County Recorder of Deeds and provided to City Staff with six (6) months of the date of approval.
8. Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from adjoining or abutting residential districts.
9. No ramp or other structure for the purpose of displaying vehicles shall be constructed, installed, or placed on the property.
10. No vehicles shall be parked or displayed on the public right-of-way, on grass, or in other landscaped areas.
11. No vehicle shall be unloaded or loaded on public right-of-way. Unloading and loading of vehicles shall be conducted only on private property.
12. Any inoperable, dismantled, or damaged vehicle shall be stored within the building so that it is not visible to persons outside of the building.
13. Required landscaping must be maintained and kept in good condition.
14. Appropriate signage must 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.
15. The business must comply with all applicable local, state, and federal laws and regulations.
16. The Conditional Use Permit shall not be transferrable beyond the initial intended end-user, Arash Kamali (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.
17. Failure to comply with any of the conditions or provisions contained in the signed ordinance shall constitute violations of both this ordinance and the City's Comprehensive Zoning Code and shall be cause of revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.





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

Site Photos:

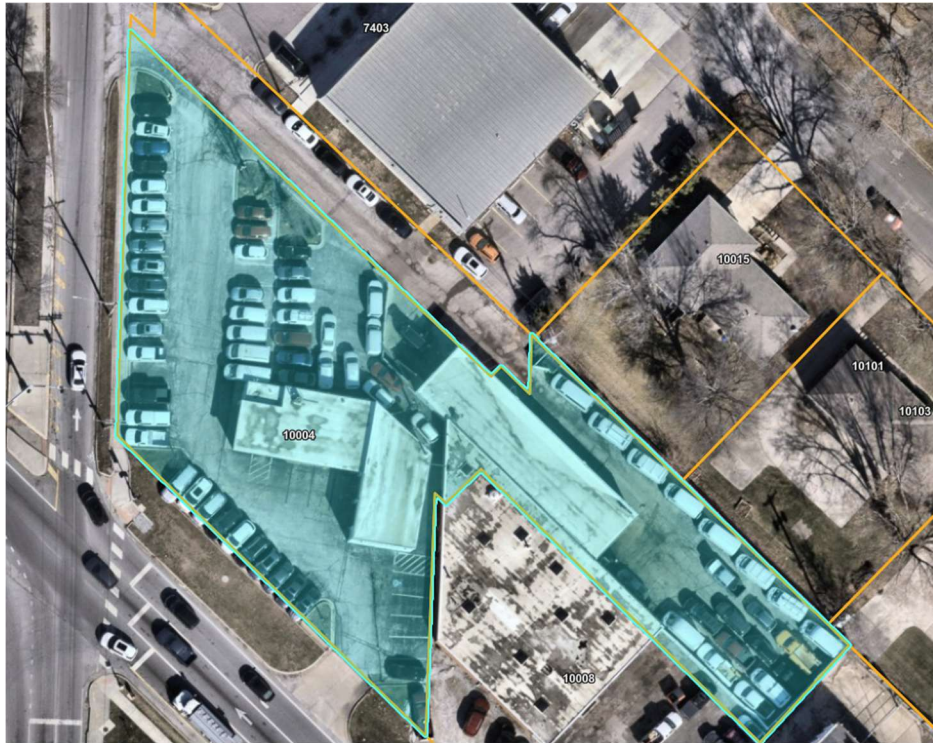


Figure 1. Aerial Image from Jackson County Parcel Viewer



Figure 2. Front of Building 8-28-26



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Figure 3. Alleyway 8-28-26

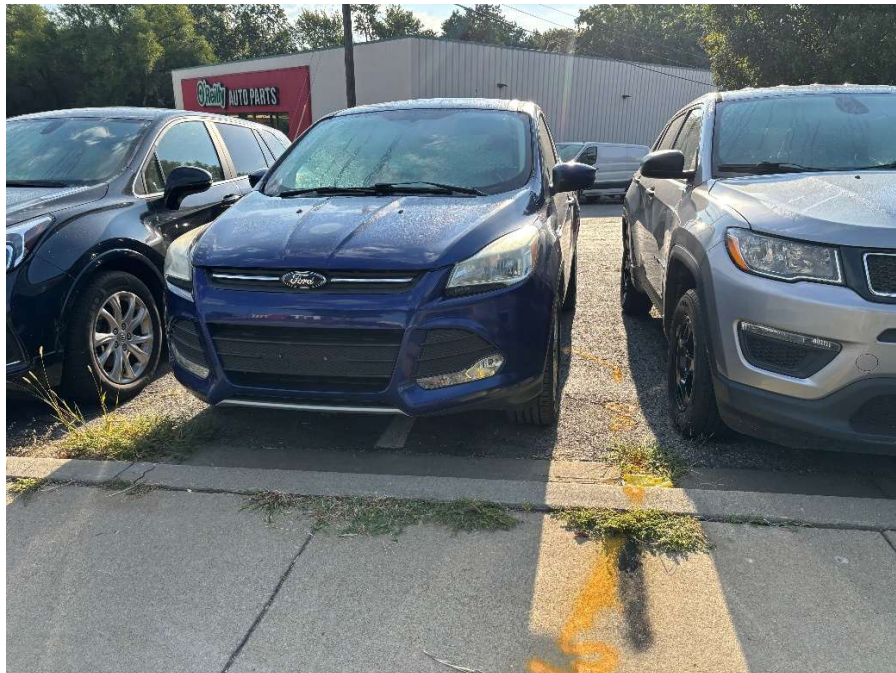


Figure 4. Cars parked over the line 8-28-26



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Figure 5. Cars parked over the line. 8-28-26



Figure 6. Cars parked over the line. 8-28-26



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Figure 7. Unauthorized parking stall lines remain in front of building entrance. 8-28-26



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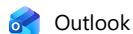
Figure 8. Cars parked in unauthorized spaces. 8-28-26



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Figure 9. Building located on adjacent parcel, 10016 E 350 Hwy, owned by same property owner.



RE: 10004 e m 350 hwy

From Shana Kelly <shanak@raytown.mo.us>**Date** Tue 4/30/2024 10:34 AM**To** Vincent E. Brice <VBrice@jacksongov.org>; ashkank@gmail.com <ashkank@gmail.com>; arash_kamali@hotmail.com <arash_kamali@hotmail.com>

Vince,

Thank you very much for letting me know. I won't need the new parcel number. This email will serve as confirmation that they're in the process of being consolidated. That's all I need. Thanks again!

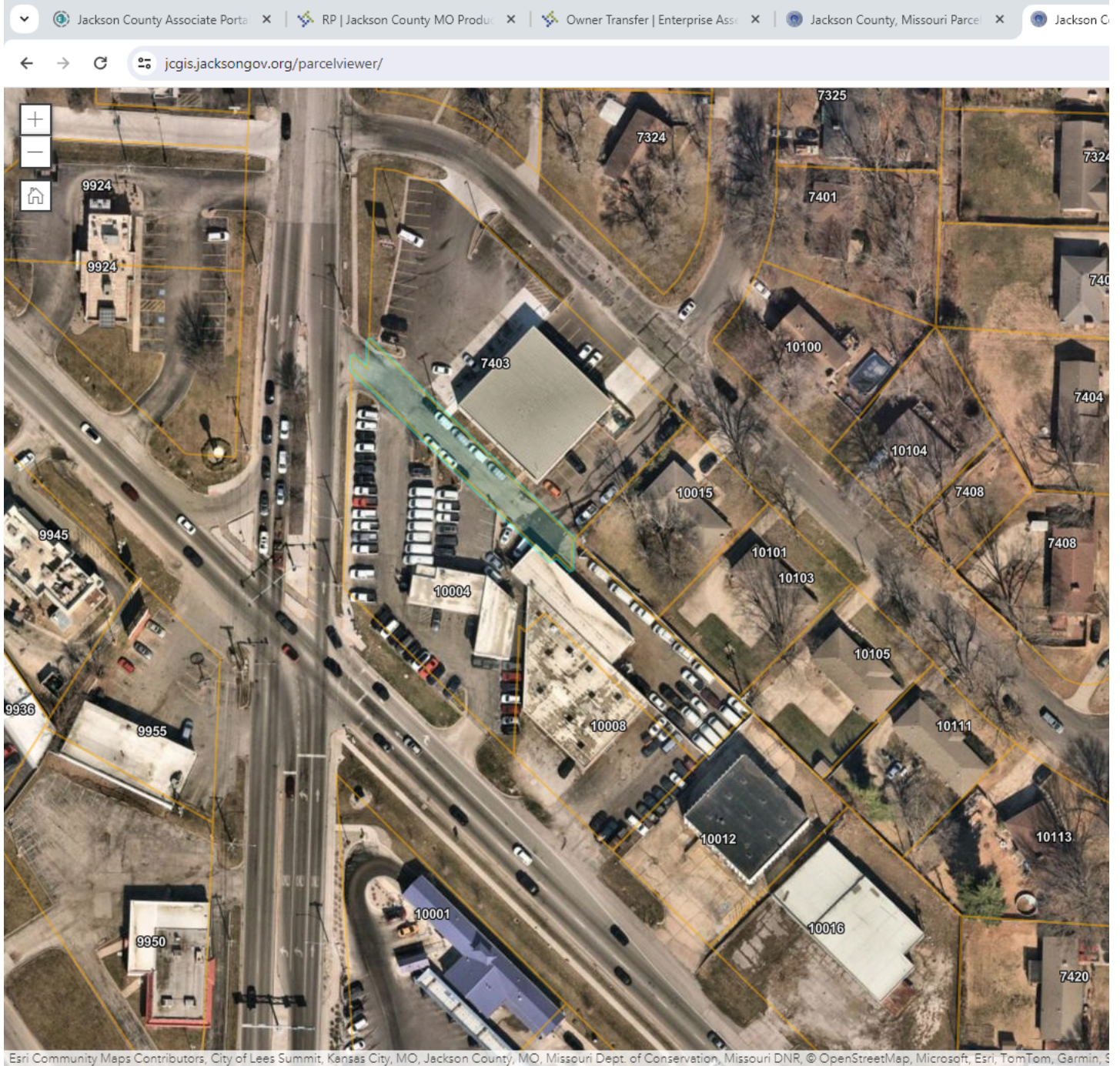
Have a great day,
Shana

From: Vincent E. Brice <VBrice@jacksongov.org>**Sent:** Friday, April 26, 2024 4:18 PM**To:** ashkank@gmail.com; arash_kamali@hotmail.com**Cc:** Shana Kelly <shanak@raytown.mo.us>**Subject:** 10004 e m 350 hwy

Shana,

The county will merge for taxing purpose for the 2025 tax year the following Parcels 45-630-16-21-00-0-00-000 & 45-630-16-22-00-0-00-000.

A new tax parcel number will be issued at that time. (sorry I don't know what the new number will be at this time).



Vincent E Brice
GIS Specialist III
Jackson County Assessment Mapping Section
816-881-1735

Please note that We have moved to the 1300 Washington KCMO 64106.





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

July 28, 2026

ARASH KAMALI
10004 E. 350 HWY
RAYTOWN, MO 64111

Mr. Kamali,

--REVISED--

Previously, we had sent a letter informing you of the need to return to the Planning Commission at the regularly scheduled meeting on August 6, 2026, and the Board of Aldermen on September 1, 2026. Due to technical issues, we were not able to properly notice the public for these meeting dates as legally required. Due to this, we must reschedule this case to appear before the Planning Commission on **Thursday, September 3, 2026, at 6:00pm**, and the Board of Aldermen on **October 6, 2026, at 7:00pm**.

+++++

It has come to the attention of the City of Raytown that the Conditions of Approval contained in Conditional Use Permit PZ-2023-10, allowing for "*Vehicle Sales, New & Used*," on the property located at 10004 E. 350 Hwy, Vantage Motors, have not been fulfilled by the required timeline, specifically:

- 14. A five-foot (5') ADA-compliant sidewalk must be installed along the frontage of 350 Hwy. This shall connect to the existing sidewalk along Raytown Road and shall terminate at the natural extension of the property line, which runs north/south. Public Works personnel may determine the exact location of the sidewalk's termination in the field, depending on utilities and other potential obstacles.**
- 15. All required 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 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.**

As the ordinance granting approval of the Conditional Use Permit was signed on April 16, 2024, the public improvements were to be completed no later than April 16, 2026. As a result, you are currently in violation of this Conditional Use Permit, therefore, this application is scheduled to go before the Planning & Zoning Commission on ~~August 6, 2026~~, **September 3, 2026**, and the Board of Aldermen, tentatively on ~~September 1, 2026~~, **October 6, 2026**. You are encouraged to attend.



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

Sincerely,

A handwritten signature in blue ink that reads "Shana Kelly". The signature is written in a cursive style with a large, looped "S" and a long, sweeping "K".

Shana Kelly
816-737-6059
Economic Development Administrator
City of Raytown
shanak@raytown.mo.us

July 28, 2026
Re: Case No: PZ-2023-10

Dear Property Owner/Tenant:

Notice of Public Hearing in Your Area

On April 16, 2024, a Conditional Use Permit was granted to Arash Kamali, of Vantage Motors, LLC., to continue operating a *“Vehicle Sales, New or Used”* business at 10004 E. 350 Hwy. This approval was granted with certain conditions, which may be viewed in the attached signed ordinance. Because some of these conditions were not met within the legally required timeline, this Conditional Use Permit must be reconsidered by the City of Raytown Planning & Zoning Commission and the Board of Aldermen. These meetings are scheduled for:

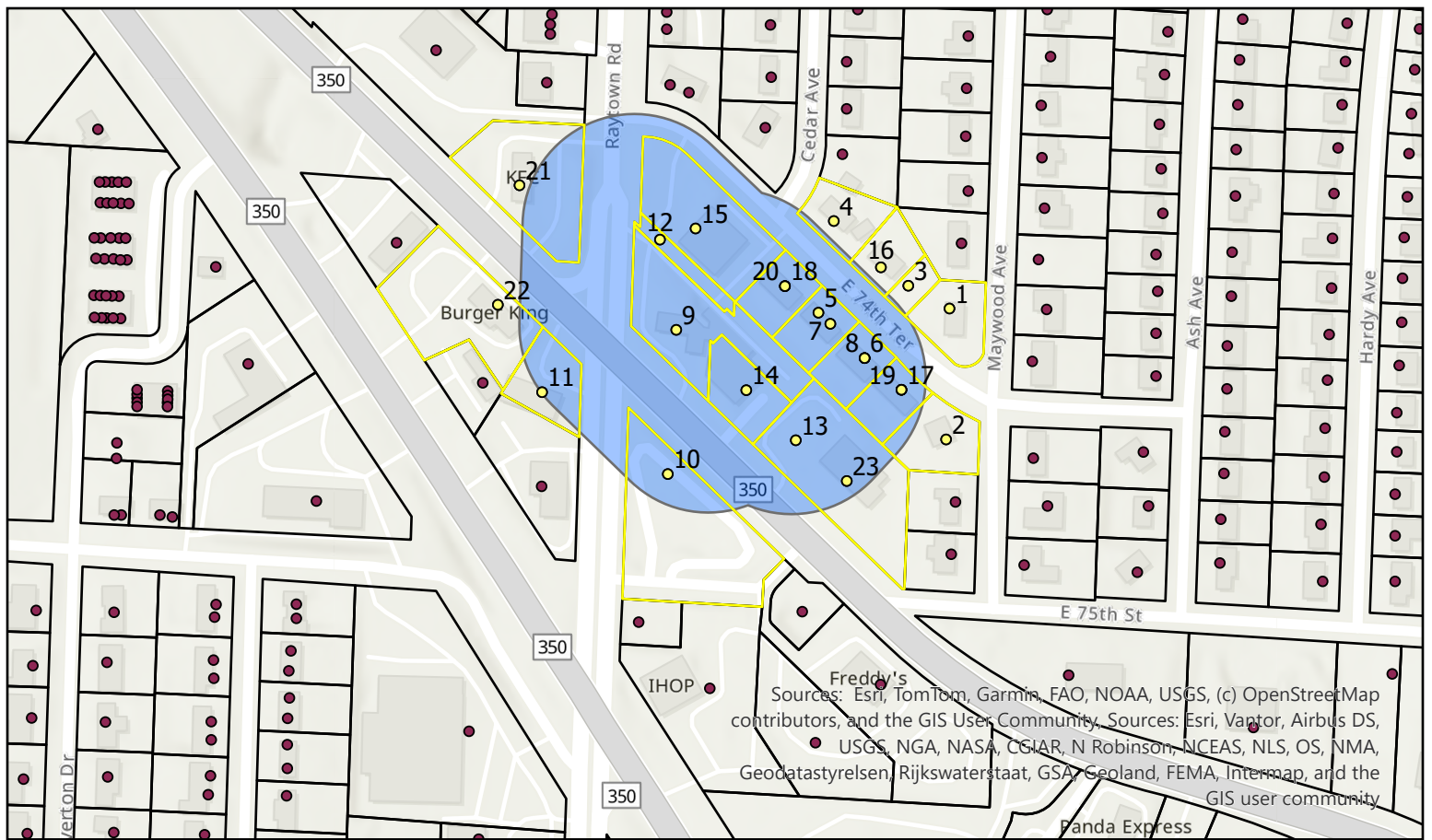
- **Planning & Zoning Commission – Thursday, September 3, 2026, at 6:00pm**
- **Board of Aldermen – Tuesday, October 6, 2026, at 7:00pm**

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E 59th Street, Raytown, MO 64133. As a nearby owner or tenant, you are entitled to appear and provide comments at either of the public hearings on this matter or to provide written comments.

The full packet and agenda for the Planning & Zoning Commission will be available for view on the City of Raytown website by **Friday, August 28, 2026.**

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.



OBJECTID	Address Point ID	Full Address	Municipality Name	Zip Code
1	45-630-05-19-00-0-00-000	7408 MAYWOOD AVE	RAYTOWN	64133
2	45-630-16-01-00-0-00-000	10113 E 74TH TER	RAYTOWN	64133
3	45-630-05-18-00-0-00-000	7408 MAYWOOD AVE	RAYTOWN	64133
4	45-630-05-16-00-0-00-000	10100 E 74TH TER	RAYTOWN	64133
5	45-630-16-04-00-0-00-000	10101 E 74TH TER	RAYTOWN	64133
6	45-630-16-03-00-0-00-000	10105 E 74TH TER	RAYTOWN	64133
7	45-630-16-04-00-0-00-000	10103 E 74TH TER	RAYTOWN	64133
8	45-630-16-03-00-0-00-000	10107 E 74TH TER	RAYTOWN	64133
9	45-630-16-21-00-0-00-000	10004 E M 350 HWY	RAYTOWN	64133
10	45-630-17-01-01-0-00-000	10001 E M 350 HWY	RAYTOWN	64138
11	45-540-04-04-00-0-00-000	9955 E M 350 HWY	RAYTOWN	64133
12	45-630-16-22-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	RAYTOWN	64133
13	45-630-16-23-00-0-00-000	10012 E M 350 HWY	RAYTOWN	64133
14	45-630-16-19-00-0-00-000	10008 E M 350 HWY	RAYTOWN	64133
15	45-630-16-20-00-0-00-000	7403 RAYTOWN RD	RAYTOWN	64133
16	45-630-05-17-00-0-00-000	10104 E 74TH TER	RAYTOWN	64133
17	45-630-16-02-00-0-00-000	10111 E 74TH TER	RAYTOWN	64133
18	45-630-16-05-00-0-00-000	10015 E 74TH TER	RAYTOWN	64133
19	45-630-16-02-00-0-00-000	10109 E 74TH TER	RAYTOWN	64133
20	45-630-16-05-00-0-00-000	10013 E 74TH TER	RAYTOWN	64133
21	45-540-02-87-00-0-00-000	9924 E M 350 HWY	RAYTOWN	64133
22	45-540-04-06-01-0-00-000	9945 E M 350 HWY	RAYTOWN	64133
23	45-630-16-23-00-0-00-000	10016 E M 350 HWY	RAYTOWN	64133

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 Stolze
10000 E 59th St
Raytown, MO, 64133

Re: Legal Notice 4183531, 10004 E 350 Hwy, Raytown,
Missouri

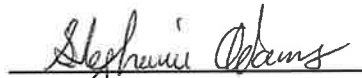
State of MO }

County of Jackson County }

Before the undersigned Notary Public personally appeared Stephanie Adams 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 07/30/2026 edition and ending with the 07/30/2026 edition for a total of 1 publications, and that the date of publications were as follows: 07/30/2026.

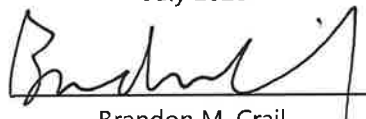
Publishers fee: \$64.96

By:


Stephanie Adams

Sworn to me on this 30th day of
July 2026

By:


Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028



Notice of Public Hearings

Affected Property: 10004 E 350 Hwy,
Raytown, Missouri

Jackson County Parcel ID # 45-630-16-21-00-0-00-000

A public hearing to reconsider a Conditional Use Permit application for a "Vehicle Sales, New or Used" use for Vantage Motors on the property addressed as 10004 E. 350 Hwy in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 6:00pm on Thursday, September 3, 2026.

Conditional Use Permit, PZ-2023-10, was issued on April 16, 2024, to Arash Kamali of Vantage Motors, with certain conditions of approval. As some of those conditions were not met within the allowed time limit, this application must return to the Planning Commission for reconsideration.

The packet and agenda will be available for view on the City of Raytown website on Friday, August 28, 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, October 6, 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.

4183531 Jackson Jul. 30, 2026

2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

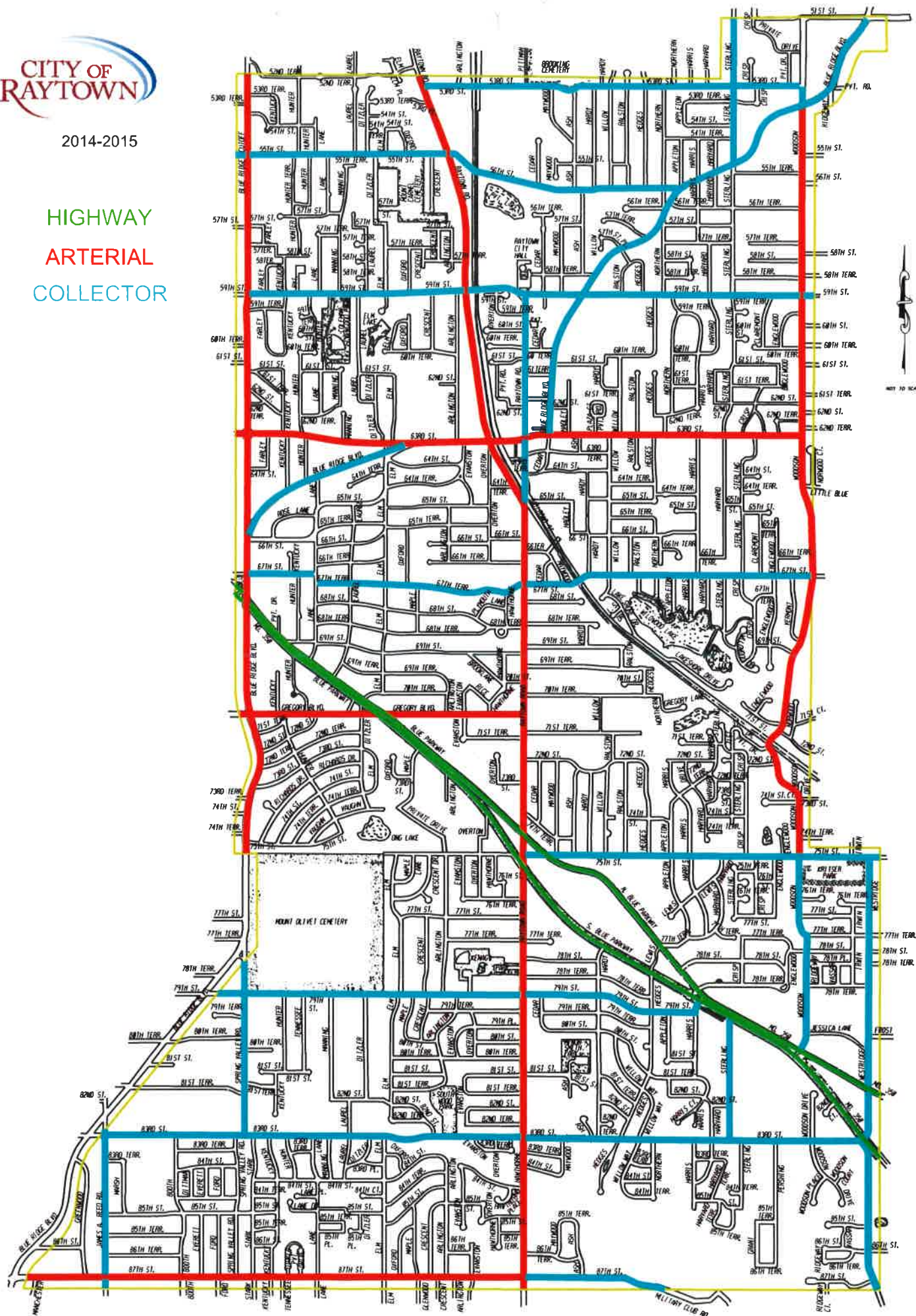
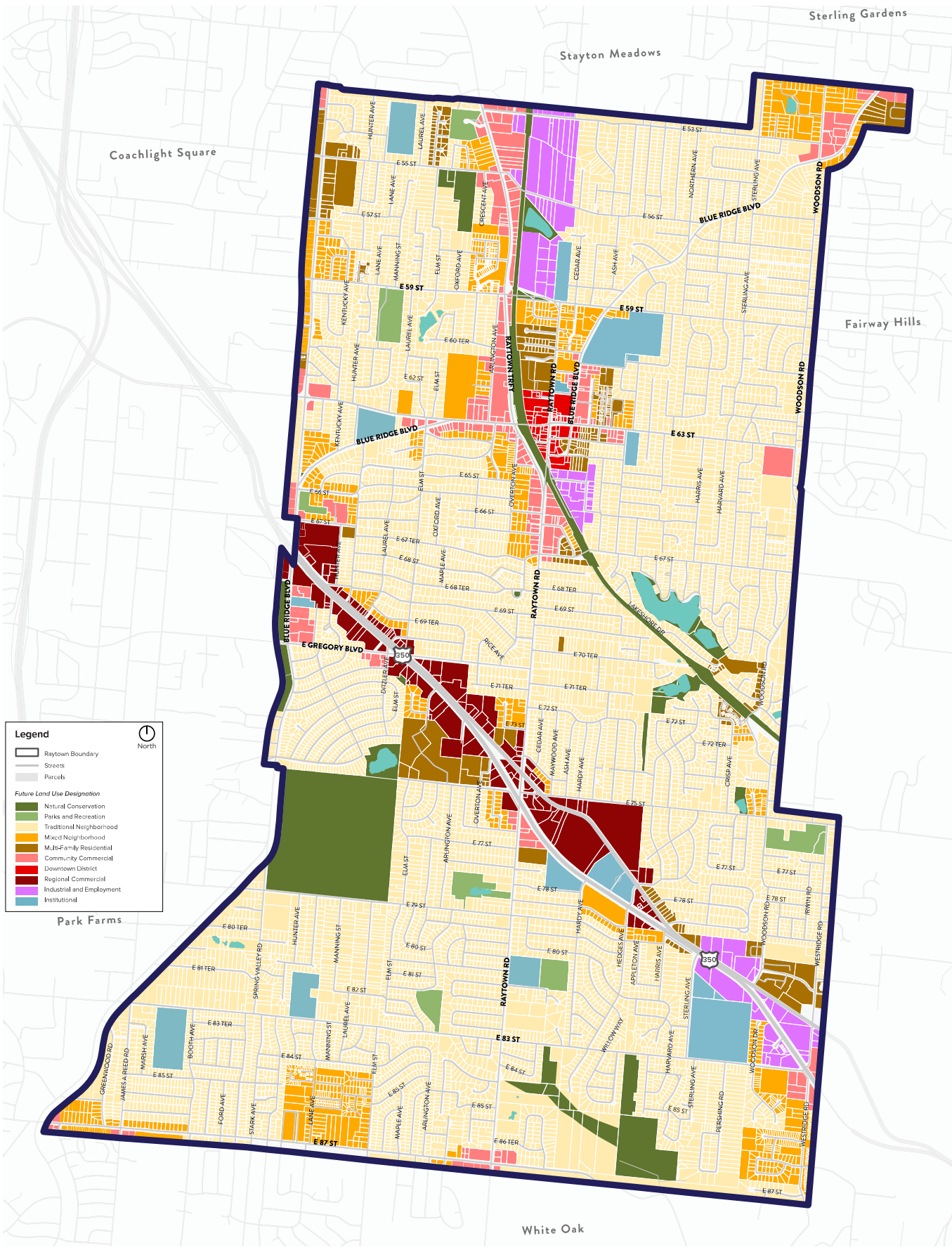


Figure 27: Future Land Use Map





Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Economic Development Administrator

Case #: Text Amendment PZ-2026-18

Planning & Zoning Meeting Date: September 3, 2026

Board of Aldermen Dates: October 6, 2026

Applicant: City of Raytown

Project Contact: Shana Kelly, Economic Development Administrator

Property Location: Citywide

Request: For the approval of a text amendment of Chapter 50-107. of the Land Use Table of the Raytown Municipal Code to regulate the “*Agriculture*” land use.

BACKGROUND INFORMATION:

The “*Agriculture*” land use is currently defined in the Raytown Municipal Code as:

“Agriculture means the planting, cultivating, harvesting and storage of grains, hay or plants commonly grown in the county. The storage of crops, grains, feeds or other products shall be limited to those raised on or to be consumed on the premises.”

Per Section 50-107. the Land Use Table, it is currently allowed in the following zoning districts:

- R-1, Low-Density Residential District;
- R-2, Medium-Density Residential District;
- R-3, High-Density Residential District;
- MH, Manufactured Home Park Residential District;
- NC, Neighborhood Commercial District;
- HC, Highway Commercial District;
- M, Industrial District;
- N, Conservation District;
- TS, Town Square Overlay District;



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

- FP, Floodplain Overlay District; and
- P, Planned Zoning Overlay District.

Staff proposes to remove “*Agriculture*” as a permitted land use as from the following base and overlay zoning districts:

- NC, Neighborhood Commercial District;
- HC, Highway Commercial District;
- M, Industrial District;
- N, Conservation District;
- TS, Town Square Overlay District;

Staff proposes the following changes to the City of Raytown Land Use Table:

Uses:	Zoning Districts:														
	Residential Districts:				Non-Residential Districts:				Overlay Districts:						
	R-1	R-2	R-3	MH	NC	NC	M	N	TS	FP	HO	P	CD	HP	AE
Agriculture	P	P	P	P	P	P	P	P	P	P		P			

Text in black is proposed to remain the same. Text in red and struck through is proposed to be removed. Text present in the adopted land use table but omitted from these proposed amendments is not considered for any changes as part of this case.

ATTACHMENTS:

- City Zoning Map
- Exhibit A
- Affidavit of Publication

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** to the Board of Aldermen of this application proposing these amendments to Section 50-107.- The Land Use Table of the Raytown Municipal Code as it pertains to zoning regulations for the “Agriculture” land use.



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

City Zoning Map:

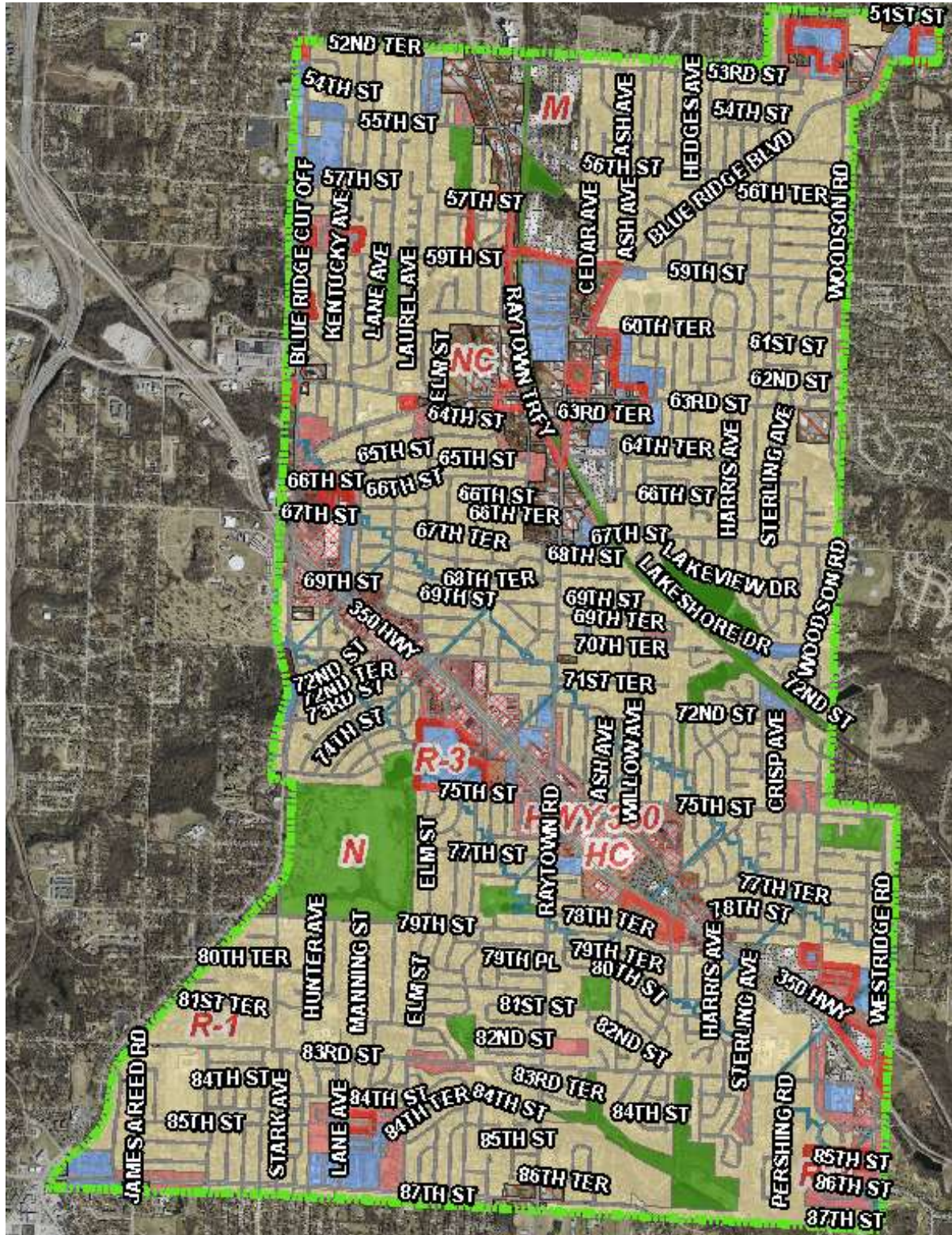


Exhibit A:

Uses:	Zoning Districts:														
	Residential Districts:				Non-Residential Districts:				Overlay Districts:						
	R-1	R-2	R-3	MH	NC	NC	M	N	TS	FP	HO	P	CD	HP	AE
Agriculture	P	P	P	P	P	P	P	P	P	P		P			

*Text in black is to remain the same. Text in red and struck through is to be removed.
Text present in the adopted land use table but omitted from these proposed amendments is not considered for any changes as part of this case.*

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 4187947, City of Raytown

State of MO }
} SS:
County of Jackson County }

Before the undersigned Notary Public personally appeared Spencer Grady-Pawl 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 08/17/2026 edition and ending with the 08/17/2026 edition for a total of 1 publications, and that the date of publications were as follows: 08/17/2026.

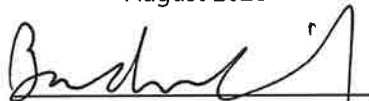
Publishers fee: \$54.52

By:


Spencer Grady-Pawl

Sworn to me on this 18th day of
August 2026

By:



Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028



Notice of Public Hearing

An application amending Chapter 50, entitled, "Zoning", of the Raytown Municipal Code, specifically to modify the definitions of and to regulate, the "Agricultural" land use, is being initiated by the City of Raytown.

A public hearing to consider proposed new regulations will be held by the Raytown Planning & Zoning Commission at 6:00pm on Thursday, September 3, 2026. A copy of the agenda and packet, including a staff report with the proposed changes, will be available for viewing on the City of Raytown's website, www.raytown.mo.us, on Friday, August 28, 2026.

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

The Raytown Board of Aldermen will also hold a public hearing to consider this application, tentatively scheduled for 7:00pm on Tuesday, October 6, 2026.

The public is invited to attend the public hearing 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 this public hearing, please notify the Department of Community Development at Raytown City Hall at (816)737-6014 no later than 48 hours prior to the public hearing date.

4187947 Jackson Aug. 17, 2026



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-2026-13

Planning & Zoning Meeting Date: September 3, 2026

Board of Aldermen Date: October 6, 2026



Applicant: Samantha Salem | Lifestyle Business Solutions LLC d/b/a Automotive Concierge Car Sales

Location: 11900 E 350 Hwy and PARCEL ID 44-930-03-10-00-0-00-000

Ward: 4

Property Owner: 4R Holdings Company LLC

Project Summary: The applicant is requesting a Conditional Use Permit to allow for “*Vehicle Sales, New and Used*” on the subject site.

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

Background Information: Multiple businesses operating Vehicle Sales without a Conditional Use Permit at the subject site were brought to staff’s attention in June of 2026. The applicant for this case proposes to use the site for Vehicle Repair; Limited, a permitted use in M Districts, along with Vehicle Sales; New and Used, which requires the approval of a Conditional Use Permit in M zoning districts. To Staff’s knowledge, the applicant has not yet begun Vehicle Sales on the subject site.

Zoning: M; Industrial, HWY 350; Highway 350 Corridor Design Guidelines.

Total Land Area: about 4.25 acres.



Future Applications: If the **Conditional Use Permit** application is approved, the property will need to undergo the **Business License** and **Commercial Use Permit** applications prior to Occupancy.

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **August 6, 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 **August 7, 2026**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **August 14, 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:	HC; Highway Commercial, Public Right-of-Way	Gas Station, Vacant Commercial Land, 350 Hwy
South:	M, Industrial	Place of Worship
East:	M; Industrial, HC; Highway Commercial, Public Right-of-Way	Gas Station, Vacant Commercial Land, 350 Hwy
West:	M; Industrial, Public Right-of-Way	Gas Station, 350 Hwy

Land Use Conditions: The land use being requested by the Conditional Use Permit is subject to the following land use conditions pursuant to Sec. 50-107. – Land use table. of the Raytown Municipal Code:

(28) The following additional criteria shall apply to all vehicle sales, new or used:

- a. 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;
- b. 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.
- c. 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.



- d. 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.
- e. 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.
- f. 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 Hwy is classified as a Highway.

Phasing: N/A.

Vehicular and Pedestrian Access: There are two (2) vehicle driveways fronting E 350 Hwy Westbound and one (1) vehicle driveway fronting E 350 Hwy Eastbound. There is no dedicated pedestrian access to the subject site.

Streets and Sidewalks: There are no sidewalks on the subject site.

Conditional Use Permit Factors to Be Considered:

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

The property is zoned M, Industrial and is adjacent to similarly zoned properties. The site has historically been operated for various vehicle and equipment businesses. Approving the conditional use permit is not anticipated to have greater impact on the area than is present at this time.

2. The conservation of property values.



The property has historically been operated for various Vehicle and Equipment businesses. Property values would not be expected to change as a result of approval of this conditional use permit.

3. Protection against fire casualties.

The site is developed and has been operating as a Vehicle Sales or related establishment since before 2008, per staff records. If the site operates in compliance with the conditions of approval, the site will be protected against fire casualties.

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.

Approval of this conditional use permit is not anticipated to contribute to an increase in traffic congestion.

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

Approval of this conditional use permit is not anticipated to negatively impact traffic safety.

7. Promotion of the safety of individuals and property.

The site is developed and is expected to promote the safety of individuals and property so long as business is operated in accordance with all approved development, building code, and fire code requirements.

8. Provisions for adequate light and air.

The site is already developed for sufficient light and air.

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

Two other "*Vehicle Sales, New and Used*" businesses share the subject site, and both have applied for their own Conditional Use Permits. It is Staff's determination that each business's proposed operation will be small enough to allow them to cohabit the same parcel without overcrowding. Additionally, consolidation of the multiple businesses on one parcel could help prevent over-proliferation of Vehicle Sales uses across the city.



10. Provision for public utilities and schools.

The proposed use is not anticipated to have an effect on schools or the school district. To Staff's knowledge, all utilities on the subject site are adequate and in working order. Approval of the Conditional Use Permit is not expected to produce undue stress on any public utility system so long as waste is disposed of in accordance with legal requirements.

11. Invasion by inappropriate uses.

The area is suitable for a Vehicle Sales establishment. Vehicle Sales, New and Used are permitted in the M, Industrial zoning district with the approval of a Conditional Use Permit. The site has been operated as a Vehicle Sales or related establishment since before 2008.

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

The existing use of the property by the applicant, Vehicle Repair; Limited, provides a service to the community and a degree of tax revenue. The same could be said for the proposed use, Vehicle Sales; New and Used. Redevelopment of the property could facilitate land uses with greater taxable value per acre, but given the current development on the property, the existing and proposed uses are appropriate.

Restriping of the property in accordance with all local, state, and federal laws and regulations is proposed as a condition of approval for this application. Such restriping would positively improve the property and would be in keeping with the existing character and type of development present on the site.

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

If the applicant abides by all required conditions, the property improvements could improve the commercial corridor and align with the principles outlined in the Comprehensive Plan.

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

As previously noted, the subject site has been operated as various vehicle and equipment uses since prior to 2008. If the applicant abides to the terms and conditions approved in this Conditional Use Permit application, it is possible for the business to assist in the orderly renewal, development, and growth of Raytown.



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:**
 - Given the automotive use of the property, it is incumbent upon the property owner and tenants to make every effort to ensure the proper disposal of any potentially hazardous materials and to ensure that any such materials do not enter the stormwater system.
-

ATTACHMENTS:

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

Staff recommends that the Planning & Zoning Commission recommend **Approval** of Conditional Use Permit application **PZ-2026-13** 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 applicant's responsibility to submit a new Conditional Use Permit application.
2. No cars may be parked in spaces which are not striped and designated for the parking of vehicles. This applies to all vehicles, including but not limited to those for display, customer, or employee parking. Section 50-539 of the City of Raytown Municipal Code requires parking stalls to be a minimum of nine-feet (9') wide by 18-feet long.
3. The applicant shall, within six (6) months of the date of the signed ordinance, effectuate the striping of all paved outdoor areas of the property where vehicles shall be stored or parked to the following specifications:



- a. One (1) ADA-compliant handicap-accessible parking space shall be provided along the northwest-facing exterior wall of the smaller of the two buildings currently situated on the parcel. An eight-foot (8') handicap access aisle on the passenger side of, and immediately adjacent to, this parking space shall also be provided. This handicap-accessible parking space must be clearly marked for handicap use. These handicap-accessible facilities shall be provided pursuant to Section 208 of the ADA Accessibility Standards and Sec. 36-87 of the Raytown Municipal Code. In the instance that the signed ordinance and the ADA Accessibility Standards conflict, the ADA Accessibility Standards govern.
- b. Two (2) parking spaces must be designated and marked for employee parking.
- c. Three (3) parking spaces must be designated and marked for customer parking.
- d. The striping of all parking stalls and other pavement markings shall conform to the specifications in Chapter 50 Article X, Chapter 50 Article IV Division 8, and Chapter 42 Articles IX through XI of the Raytown Municipal Code, except in those instances where the ADA Accessibility Standards or any other state or federal regulations take legal precedence.
- e. The striping of parking stalls and other pavement markings shall not inhibit the safe and orderly flow and/or access of all vehicles (including emergency vehicles) to, from, or within the property.
- f. Any parking stalls determined to be unauthorized shall be removed within six (6) months of the signed ordinance.
- g. The applicants shall submit a parking diagram of the site to the Community Development Department which must be reviewed and approved by staff prior to striping of the property. This parking diagram shall depict the existing and proposed locations and dimensions of all parking stalls, drive aisles, and handicap accessible parking facilities on the subject site.
4. The applicants shall dispose of all waste in accordance with all legal requirements, namely including, but not limited to, those regulations governed by the State of Missouri Department of Natural Resources.
5. The business shall comply with all applicable local, state, and federal laws and regulations.
6. Signs must be properly permitted. Signage is a separate application, approval, and permit process.
7. Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from adjoining or abutting residential districts.
8. No ramp or other structure for the purpose of displaying vehicles shall be constructed, installed, or placed on the property.
9. No vehicles shall be parked or displayed on the public right-of-way, on grass, or in other landscaped areas.
10. No vehicle shall be unloaded or loaded on public right-of-way. Unloading and loading of vehicles shall be conducted only on private property.



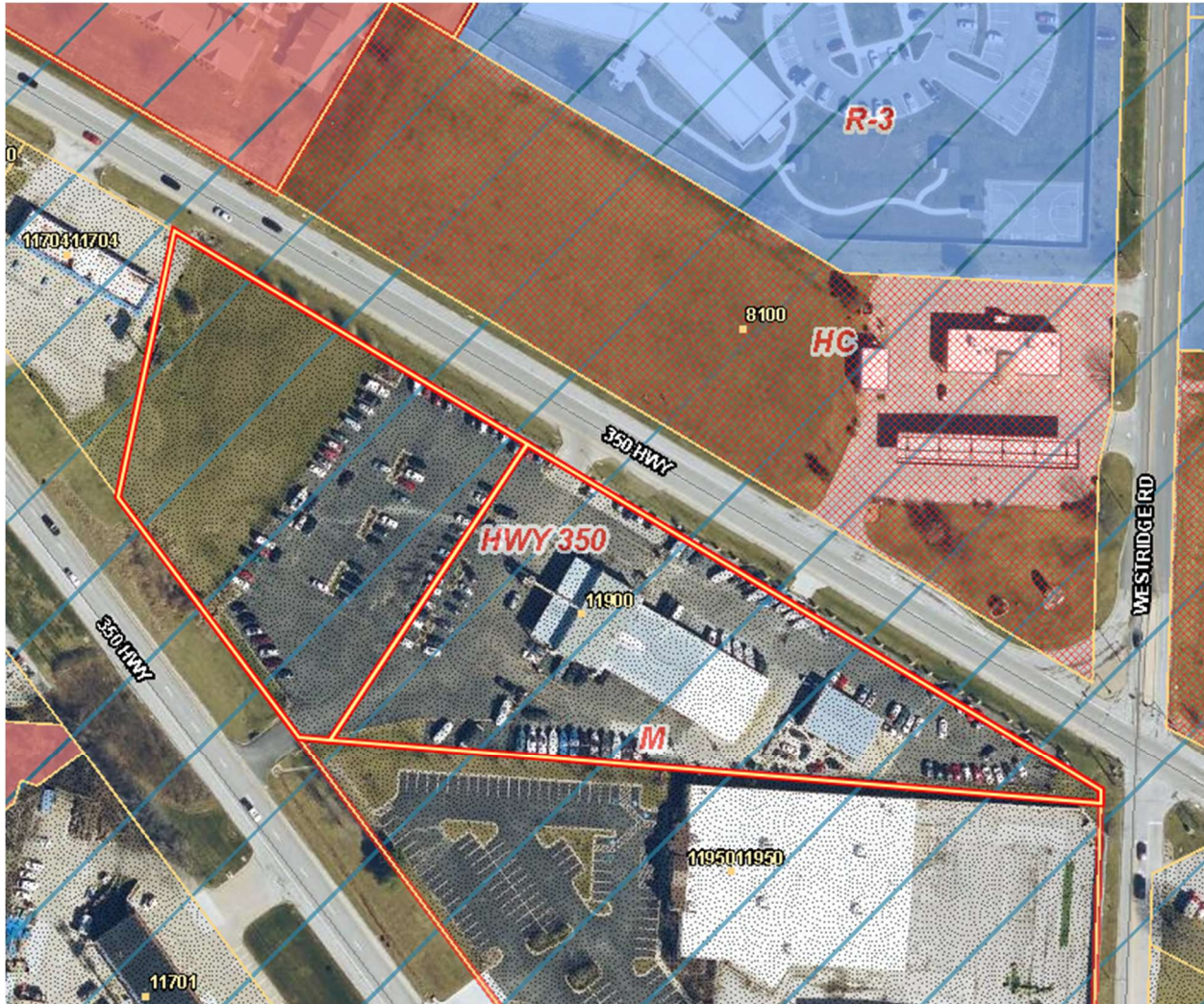
Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

11. Any inoperable, dismantled, or damaged vehicle shall be stored within the building so that it is not visible to persons outside of the building.
12. Required landscaping must be maintained and kept in good condition.
13. Appropriate signage must 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.
14. The Conditional Use Permit shall not be transferrable beyond the initial intended end-user, Samantha Salem - Lifestyle Business Solutions LLC d/b/a Automotive Concierge Car Sales, except that the Conditional Use Permit can be transferred from Lifestyle Business Solutions LLC d/b/a Automotive Concierge Car Sales to its parent, subsidiary, or affiliate, or to a franchisee or dealer of Lifestyle Business Solutions LLC d/b/a Automotive Concierge Car Sales.
15. Failure to comply with any of the conditions or provisions contained in the signed ordinance shall constitute violations of both this ordinance and the City's Comprehensive Zoning Code and shall be cause of revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.



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

Zoning Map:



Site Photo: Google Earth, 10/2024
(Prior to applicants' occupancy of property).

Applicants operate out of this building on the site.

Google Earth

© 2026 Google

8.07 ft



Site Photo: Google Earth, 10/2024
(Prior to applicants' occupancy of property).

Applicants operate out of this
building on the site.



Google Earth

© 2026 Google

6.95 ft



August 7, 2026
Re: Case No: PZ-2026-13

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 Samantha Salem, *Automotive Concierge KC*, requesting the approval of a Conditional Use Permit for “*Vehicle Sales, New and Used*” for the properties located at:

- 11900 E 350 Hwy and;
- PARCEL ID: 44-930-03-10-00-0-00-000

These properties cumulatively consist of 4.25 acres of land and are located within the City of Raytown, Missouri. They are legally described as:

11900 E 350 Hwy:

SEC 15 TWP 48 RNG 32 POB IS 972' N OF SW COR OF SE SW 1/4 TH W 702' TH N 28 DEG E 320' TO PT TH SLY ON SLY LI HWY 50 WESTBOUND TH SELY ALG LI 605' TO C/L WESTRIDGE RD TH S 12' TO POB (EX PT IN ST).

and

PARCEL ID: 44-930-03-10-00-0-00-000:

SEC 15 TWP 48 RNG 32 BEG PT OF INTER OF W LI OF SEC 15 & TH SWLY ROW LI HWY 50 WESTBOUND TH SELY 525' TO BEG TH CONT SELY 360' TH SWLY 320' TH W 30' TH NWLY 280' TH NLY TO POB.

Automotive Concierge KC, located at 11900 E 350 Highway, seek to operate a used-car sales business at the subject site. “*Vehicle Sales, New and Used*” is allowed within the “M” Manufacturing/HWY 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 Automotive Concierge KC (11900 E 350 Hwy, Raytown, Missouri 64138) at **5:00pm on Friday, August 14, 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.

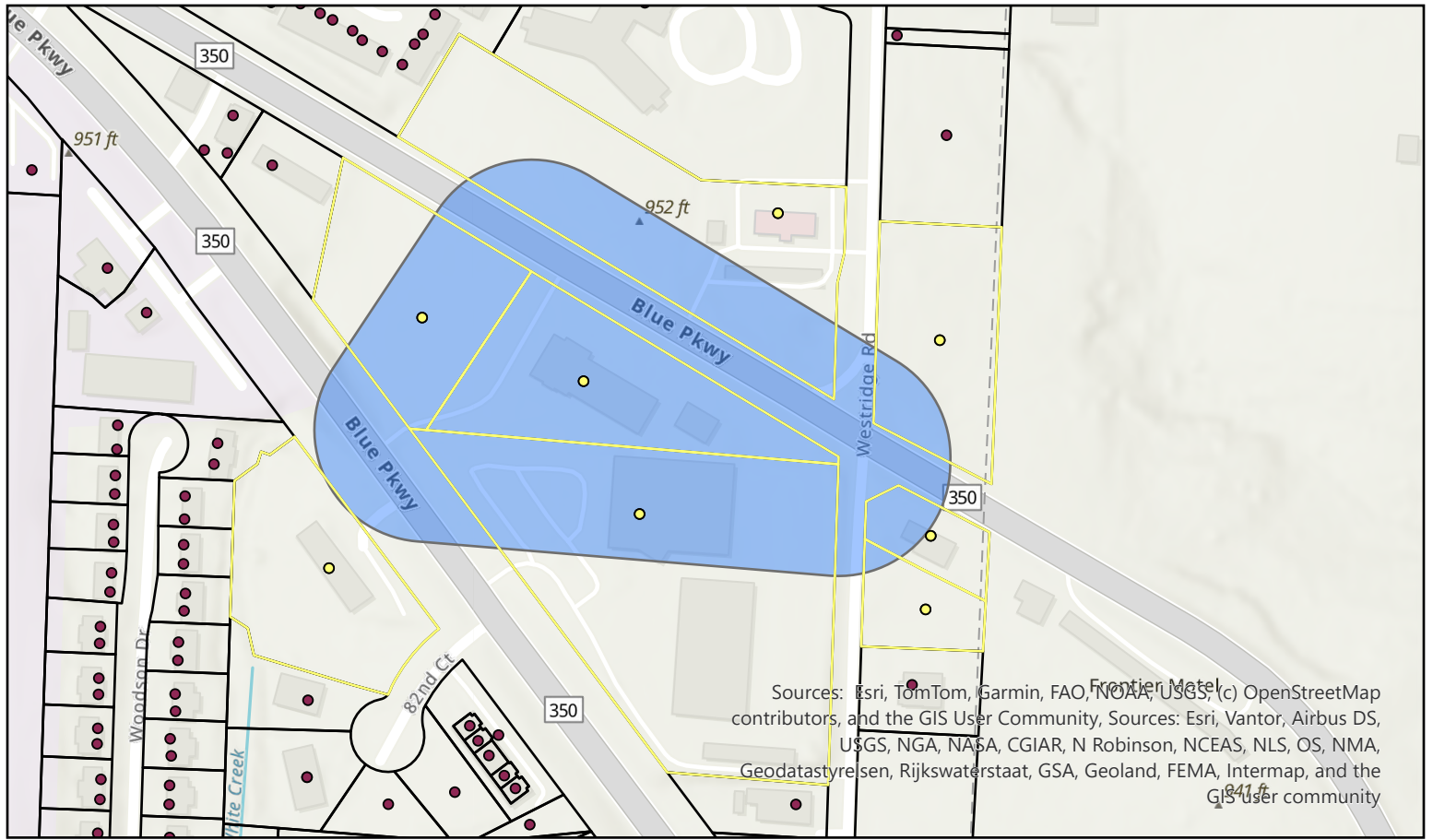
A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 6:00 PM on **Thursday, September 3, 2026**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, August 28, 2026**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, October 6, 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) 737-6093 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	44-930-05-24-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	RAYTOWN	64138
2	44-930-03-10-00-0-00-000	11900 E M 350 HWY	RAYTOWN	64138
3	44-930-04-20-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	RAYTOWN	64138
4	44-930-07-01-02-0-00-000	8100 WESTRIDGE RD	RAYTOWN	64138
5	44-930-05-03-00-0-00-000	12001 E M 350 HWY	RAYTOWN	64138
6	44-930-03-08-00-0-00-000	11900 E M 350 HWY	RAYTOWN	64138
7	44-930-03-03-00-0-00-000	11950 E M 350 HWY	RAYTOWN	64138
8	44-930-06-44-00-0-00-000	11701 E M 350 HWY	RAYTOWN	64138

Neighborhood Meeting

August 14, 2026

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

[illegible]

Re: pre-application form

From Automotive Concierge <automotiveconciergekc@gmail.com>

Date Tue 8/18/2026 10:06 AM

To Benjamin Robinson <benjaminr@raytown.mo.us>

Cc Shana Kelly <shanak@raytown.mo.us>; Ron Knisley <ronk@raytown.mo.us>

Good Morning everyone, I forgot to let you all know that a whopping ZERO people showed up on Friday. Woohoo. Whats our next step?

Also need to get you the sign designs i keep getting distracted but that needs to happen asap

On Fri, Aug 7, 2026 at 1:16 PM Benjamin Robinson <benjaminr@raytown.mo.us> wrote:

Thanks for coming by today, Samantha,

Here is the neighborhood meeting sign-in sheet. Please make sure everyone who attends the meeting signs in. Please also send us an email of what was talked about.

Best,

Ben

Benjamin Robinson

Planning and Zoning Coordinator

Crossroads Community • Embracing Diversity • Growing Together

Office: (816) 737-6093 Direct

Fax: (816) 737-6164

Address: 10000 East 59th Street, Raytown MO. 64133

Email: benjaminr@raytown.mo.us

Connect With Us



Visit us online!

<https://www.raytown.mo.us/>

From: Automotive Concierge <automotiveconciergekc@gmail.com>

Sent: Friday, August 7, 2026 12:39 PM

To: Benjamin Robinson <benjaminr@raytown.mo.us>

Cc: Shana Kelly <shanak@raytown.mo.us>; Ron Knisley <ronk@raytown.mo.us>

Subject: Re: pre-application form

Yes i was just talking about that. Will try to be in before 2

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 Stolze
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 4185446, 11900 E 350 Hwy and PARCEL ID
44-930-03-10-00-0-00-000

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 08/06/2026 edition and ending with the 08/06/2026 edition for a total of 1 publications, and that the date of publications were as follows: 08/06/2026.

Publishers fee: \$64.96

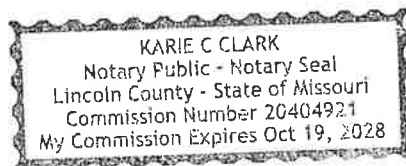
By:


Rose Bryant

Sworn to me on this 10th day of
August 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 Properties: 11900 E 350 Hwy and PARCEL ID 44-930-03-10-00-0-00-000, Raytown, Missouri

Jackson County Parcel ID #s 44-930-03-08-00-0-00-000 and 44-930-03-10-00-0-00-000

A public hearing to consider a Conditional Use Permit application for a "Vehicle Sales, New and Used" use, filed by Samantha Salem of Automotive Concierge KC, to be located on an M, Manufacturing District-zoned property addressed as 11900 E 350 Hwy and PARCEL ID 44-930-03-10-00-0-00-000 in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 6:00pm on Thursday, September 3, 2026. The applicant intends to operate a used-car sales business at the subject site. The packet and agenda should be available for view on the City of Raytown website on Friday, August 28, 2026.

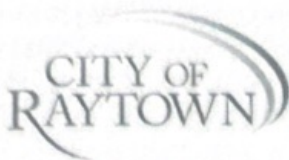
The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, October 6, 2026.

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) 737-6093 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.

4185446 Jackson Aug. 6, 2026



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

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: Automotive Concierge Car Sales - Used Dealer	
Project Address: 11900 E State Route 350 Building C Raytown mo 64138	
Existing Zoning:	Existing Land Use:
Proposed Zoning:	Proposed Land Use:
Total Acreage:	

Applicant:	
Name of Applicant:	Company (If Applicable):
Samantha Salem	Lifestyle Business Solutions LLC
Address: 509 NE Olympic Ct City: Lees Summit State: MO Zip: 64064	
Phone:	Email:
913-244-5839	automotiveconciergekc@gmail.com
Applicant Signature: X	



Property Owner:

Name of Owner:

Company (If Applicable):

4R Holdings Company LLC

Address:

13910 W 96th Terr City: Lenexa State: KS Zip: 66215

Phone:

Email:

Property Owner Signature:

X

Please Give a Detailed Description of the Proposal Below:

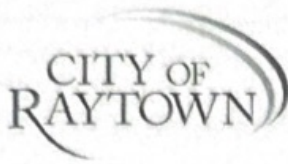


Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

Additional Contact Information

Please provide additional contact information if applicable below:

Project Lead:			
Name:		Company:	
Address:		City:	State: Zip:
Phone:		Email:	
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:	



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

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:

Our dealership is a low impact commercial use compatible
with the surrounding businesses. Operations consist of vehicle
sales, customer appointments w minimal traffic & noise.
Will maintain our area to ensure overall appearance is satisfactory.

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

located on a lot already zoned & established for automotive
operations. It's complementary to the existing business use.

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

it wasn't vacant



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

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

visibility from main highway & traffic
existing parking lot and access
already established for vehicle & automotive usage.
minimal site modifications

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

none anticipated - we are low impact
no outdoor repairs or excessive noise
site is professionally maintained

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

denial would limit the property owners ability to retain
and attract viable commercial tenants reducing its
economical potential. Approval would allow the property
to be fully utilized to its full potential

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

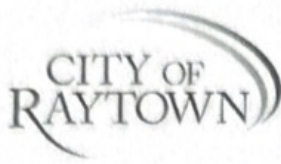
Yes property is already served by existing public
utilities. no additional improvements are required.

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

encouraging reinvestment in existing commercial properties
promoting local economic development
creating employment opportunities
responsible reuse of an existing commercial site

9. Additional comments:

We are a locally owned family operated business
committed to serving the Raytown Community.
We want to be a long term partner by creating jobs
and opportunities for the community



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

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



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

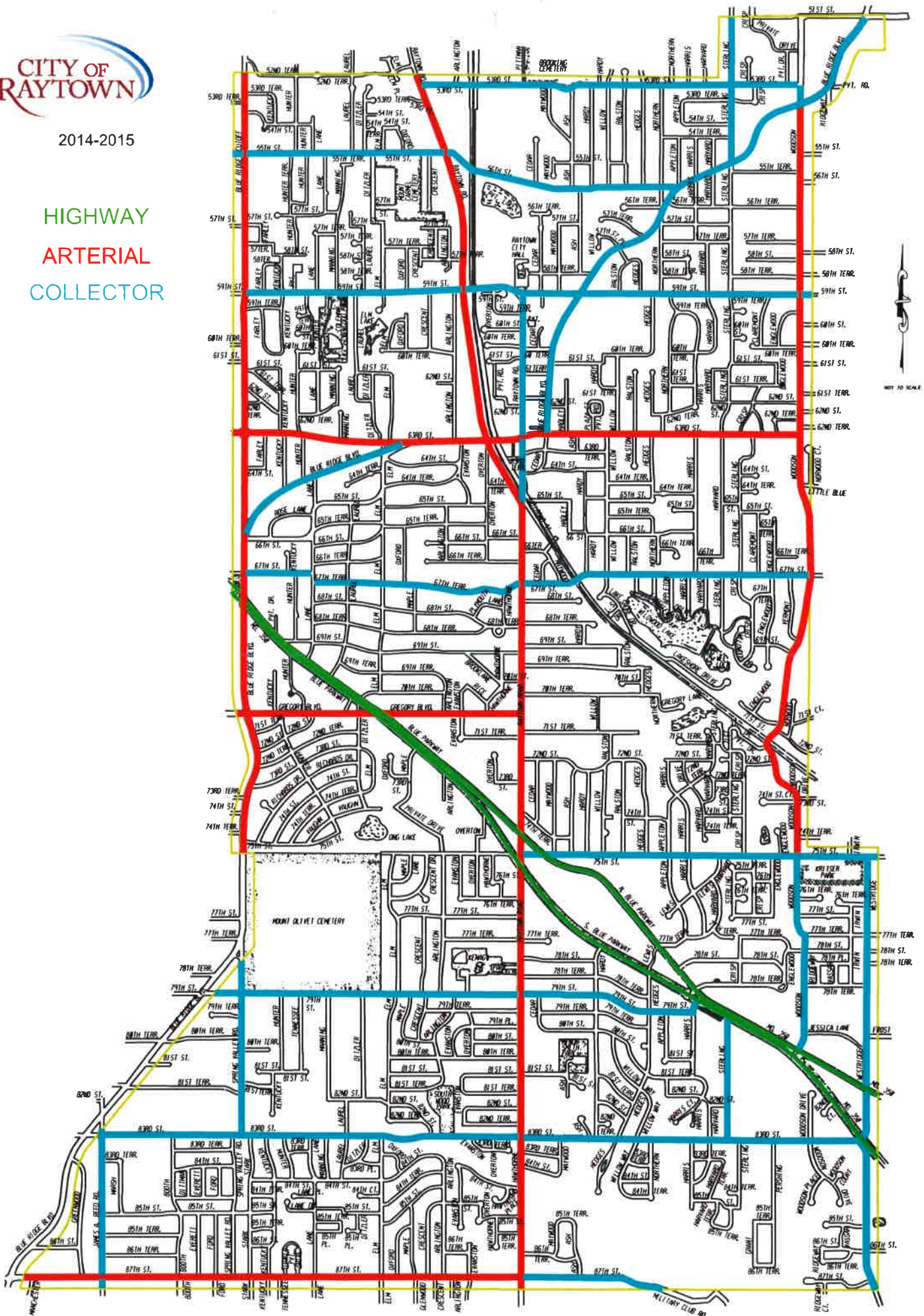
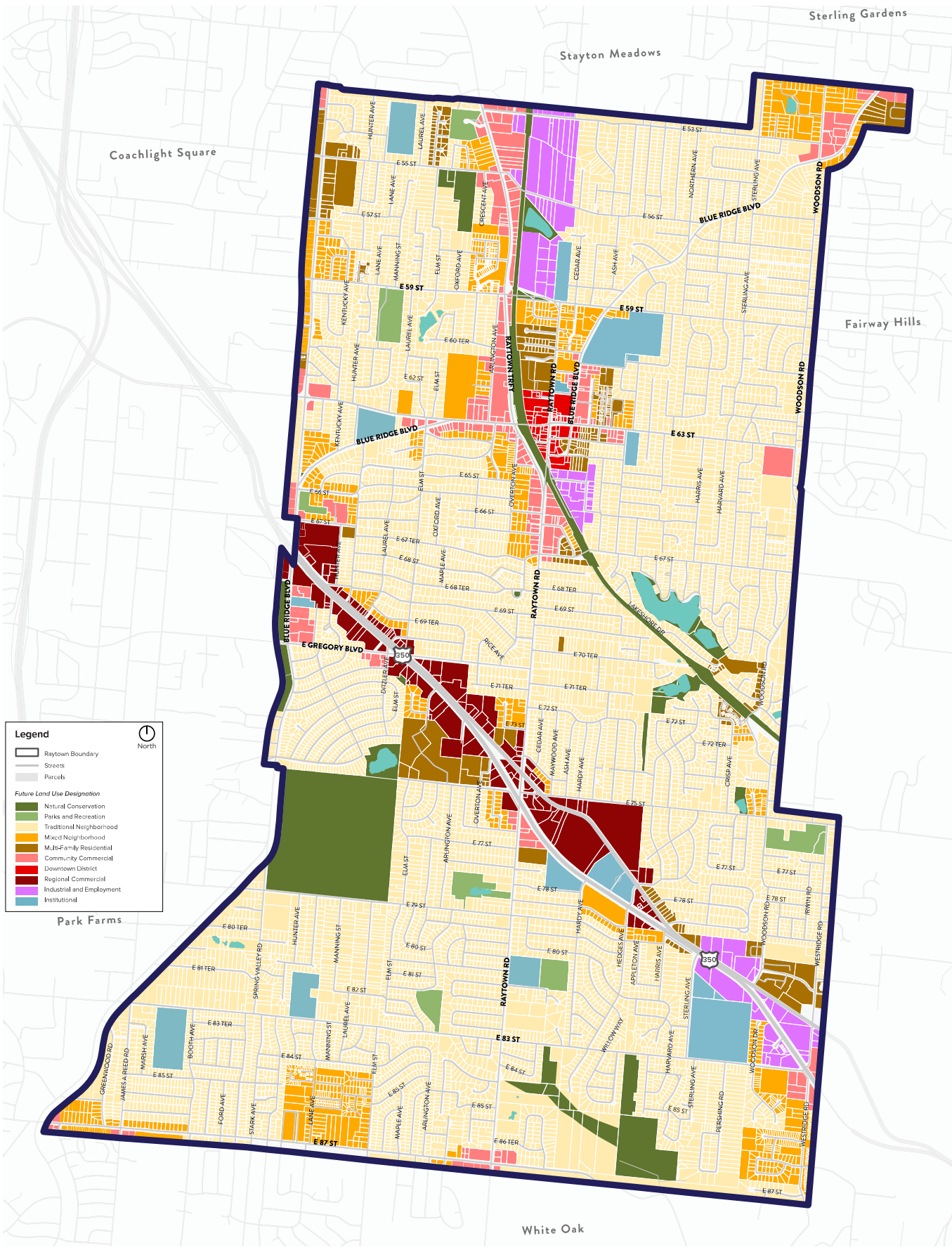


Figure 27: Future Land Use Map





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 #: Text Amendment PZ-2026-12

Planning & Zoning Meeting Date: September 3, 2026

Board of Aldermen Dates: October 6, 2026, and October 20, 2026

Applicant: City of Raytown

Project Contact: Benjamin Robinson, Planning & Zoning Coordinator

Property Location: Citywide

Request: Amending Chapter 50, Article IV, of the Raytown Municipal Code to remove zoning district HP, Historic Preservation Overlay, from the Land Use Table (Sec. 50-107) and revising Section 50-332. – “Application,” to clarify use regulations on properties in the HP zoning district.

BACKGROUND INFORMATION:

Zoning district HP, Historic Preservation is present in the Land Use Table (Sec. 50-107 of the Raytown Municipal Code). However, per Sec. 50-332 (c), HP districts are treated as overlays and **“the use regulations, parking regulations, signage regulations and height, area and yard regulations of the underlying district will apply** if approved by the planning commission and board of aldermen.”

Typically, local governments’ historic preservation overlays do not govern land use. They are instead utilized to regulate material and spatial alteration of elements (i.e. sites, structures, and objects) that have been deemed “contributing” to the historic nature of a given property added to the local register.

Staff, therefore, proposes to remove zoning district HP, Historic Preservation Overlay, from the Land Use Table.

Proposed Updates to the Land Use Table:



Text in **red** are proposed to be added. Text ~~struck through and in red~~ are proposed to be removed, and text written in **black** are proposed to remain the same. Text present in the adopted land use table but omitted from these proposed amendments is not considered for any changes as part of this case. Those land uses which appear on the table below are those which apply to the district proposed to be removed.

Zoning Districts																
	Residential Districts				Nonresidential Districts				Overlay Districts							
Uses	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	Conditions
Home-Based Businesses, No-Impact	P	P	P	P	P	P	P		P		P	P	P	P		(7)
Home-Based Work	P	P	P	P	P	P	P		P		P	P	P	P		(7)

To clarify existing code language, staff also proposes the following changes to Sec. 50-332. (c) of the Raytown Municipal Code:

This overlay district may be placed over any underlying district. The use regulations, parking regulations, signage regulations and height, area and yard regulations of the underlying district will apply **to any property zoned in the Historic Preservation Overlay District (HP)** ~~approved by the planning commission and board of aldermen~~.

ATTACHMENTS:

- Exhibit A
- Affidavit of Publication

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and recommend **APPROVAL** to the Board of Aldermen of this application proposing an amendment to Chapter 50, Article IV, of the Raytown Municipal Code, removing zoning district HP, Historic Preservation Overlay, from the Land Use Table and amending Sec. 50-332 as proposed.

Exhibit A

Sec. 50-332. – Application.

- (c) This overlay district may be placed over any underlying district. The use regulations, parking regulations, signage regulations and height, area and yard regulations of the underlying district will apply **to any property zoned in the Historic Preservation Overlay District (HP) approved by the planning commission and board of aldermen.**

Sec. 50-107. – Land Use Table.

Zoning Districts																
	Residential Districts				Nonresidential Districts				Overlay Districts							
Uses	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	Conditions
Home-Based Businesses, No-Impact	P	P	P	P	P	P	P		P		P	P	P	P		(7)
Home-Based Work	P	P	P	P	P	P	P		P		P	P	P	P		(7)

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: Raytown, City Of, Missouri - City Clerk
10000 E 59Th St
Raytown, MO, 641333915

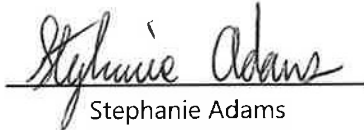
Re: Legal Notice 4188933, City of Raytown

State of MO }
} SS:
County of Jackson County }

Before the undersigned Notary Public personally appeared Stephanie Adams 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 08/20/2026 edition and ending with the 08/20/2026 edition for a total of 1 publications, and that the date of publications were as follows: 08/20/2026.

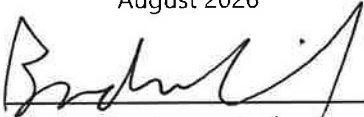
Publishers fee: \$63.80

By:


Stephanie Adams

Sworn to me on this 20th day of
August 2026

By:


Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028



Notice of Public Hearing

An application amending Chapter 50, entitled, "Zoning", of the Raytown Municipal Code, and more specifically, Article 4, entitled "Districts and District Map," specifically to remove zoning district HP; Historic Preservation Overlay District from Section 50-107. - "Land Use Table," and to revise Section 50-332. - "Application," to clarify use regulations on properties in the HP zoning district, is being initiated by the City of Raytown.

A public hearing to consider proposed new regulations will be held by the Raytown Planning & Zoning Commission at 6:00pm on Thursday, September 3, 2026. A copy of the agenda and packet, including a staff report with the proposed changes, will be available for viewing on the City of Raytown's website, www.raytown.mo.us, on Friday, August 28, 2026.

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

The Raytown Board of Aldermen will also hold a public hearing to consider this application, tentatively scheduled for 7:00pm on Tuesday, October 20, 2026.

The public is invited to attend the public hearing 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) 737-6093 or by email at benjamin@raytown.mo.us.

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

4188933 Jackson Aug. 20, 2026



Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Benjamin Robinson, Planning & Zoning Coordinator

Case #: Text Amendment PZ-2026-16

Planning & Zoning Meeting Date: September 3, 2026

Board of Aldermen Dates: October 6, 2026, and October 20, 2026

Applicant: City of Raytown

Project Contact: Benjamin Robinson, Planning & Zoning Coordinator

Property Location: Citywide

Request: Amending Chapter 50, Article IV, of the Raytown Municipal Code to exempt properties zoned N; Conservation or HP; Historic Preservation Overlay from the 350 Highway Corridor Design Guidelines.

BACKGROUND INFORMATION:

The 350 Highway Corridor Design Guidelines were adopted into the Raytown Municipal Code in April of 2010. These guidelines primarily govern site and building design for new development and redevelopment in the area surrounding Missouri State Route 350. The application of these guidelines is geographically broad and makes few (if any) exceptions for properties such as those that have been rezoned to serve historic preservation objectives.

Therefore, staff proposes the following text amendments to Section 50-418 (a) (1) of the Raytown Municipal Code. Text in **red** are proposed to be added. Text ~~struck through and in red~~ are proposed to be removed, and text written in **black** are proposed to remain the same. Text present in the adopted land use table but omitted from these proposed amendments is not considered for any changes as part of this case:

(a) *Generally.*

- (1) The 350 Highway Corridor Design Guidelines apply to new development and redevelopment, as those terms are defined herein, on all parcels of land that are wholly or partially within 1,320 feet of the north and south right-of-way lines of



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

Highway 350, and extending from the western municipal boundary of Raytown, east to the eastern municipal boundary of Raytown. When a portion of a parcel is within 1,320 feet of these right-of-way lines, the 350 Highway Corridor Design Guidelines apply to the entire parcel. **Properties in the N; Conservation base zoning district or the HP; Historic Preservation Overlay Zoning District shall be exempt from these guidelines and shall not be considered to be part of the 350 Highway Corridor Design Guidelines overlay zoning district.**

ATTACHMENTS:

- Exhibit A
- Affidavit of Publication

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and recommend **APPROVAL** to the Board of Aldermen of this application proposing to amend Chapter 50, Article IV, of the Raytown Municipal Code to exempt properties zoned N; Conservation or HP; Historic Preservation Overlay from the 350 Highway Corridor Design Guidelines.

Exhibit A

Sec. 50-418. – Applicability.

(a) *Generally.*

- (1) The 350 Highway Corridor Design Guidelines apply to new development and redevelopment, as those terms are defined herein, on all parcels of land that are wholly or partially within 1,320 feet of the north and south right-of-way lines of Highway 350, and extending from the western municipal boundary of Raytown, east to the eastern municipal boundary of Raytown. When a portion of a parcel is within 1,320 feet of these right-of-way lines, the 350 Highway Corridor Design Guidelines apply to the entire parcel. Properties in the N; Conservation base zoning district or the HP; Historic Preservation Overlay Zoning District shall be exempt from these guidelines and shall not be considered to be part of the 350 Highway Corridor Design Guidelines overlay zoning district.

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: Raytown, City Of, Missouri - City Clerk
10000 E 59Th St
Raytown, MO, 641333915

Re: Legal Notice 4188936, City of Raytown
State of MO }
} SS:
County of Jackson County }

Before the undersigned Notary Public personally appeared Stephanie Adams 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 08/20/2026 edition and ending with the 08/20/2026 edition for a total of 1 publications, and that the date of publications were as follows: 08/20/2026.

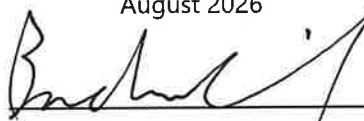
Publishers fee: \$60.32

By:


Stephanie Adams

Sworn to me on this 20th day of
August 2026

By:



Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028



Notice of Public Hearing

An application amending Chapter 50, entitled, "Zoning", of the Raytown Municipal Code, and more specifically, Article 4, entitled "Districts and District Map," specifically to exempt properties zoned N; Conservation or HP; Historic Preservation Overlay from the 350 Highway Corridor Design Guidelines, is being initiated by the City of Raytown.

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