# TENTATIVE AGENDA
## RAYTOWN BOARD OF ALDERMEN
## JANUARY 19, 2016
REGULAR SESSION NO. 19
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

## OPENING SESSION
**7:00 P.M.**

Invocation
Pledge of Allegiance
Roll Call

Presentations

- ★ Swearing in of Three Police Officers

Public Comments

Communication from the Mayor

Communication from the City Administrator

Committee Reports

## LEGISLATIVE SESSION

1. **CONSENT AGENDA**

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

Approval of the Regular January 5, 2016 Board of Aldermen meeting minutes.

**REGULAR AGENDA**

2. Public Hearing: A public hearing to consider an application for Chapter 353 Tax Abatement for property located at 9503-9507 East 63rd Street.

2a. **FIRST Reading: Bill No. 6403-16, Section XXXVI. AN ORDINANCE** ADOPTING AND APPROVING THE EIGHTH AMENDED DEVELOPMENT PLAN SUBMITTED BY THE RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION, ESTABLISHING A DECLARATION THAT THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT, AND AUTHORIZING CERTAIN TAX ABATEMENTS WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN. Point of Contact: John Benson, Development & Public Affairs Director.

3. Public Hearing: A public hearing to grant a change in zoning on land located at 9109 East 63rd Street.

3a. **FIRST Reading: Bill No. 6404-16, Section XIII. AN ORDINANCE** GRANTING A CHANGE IN ZONING HIGH DENSITY RESIDENTIAL AND PLANNED ZONING OVERLAY DISTRICT (R-3-P) TO NEIGHBORHOOD COMMERCIAL (NC-P) AND LOW DENSITY RESIDENTIAL (R-1) ON LAND LOCATED AT 9109 EAST 63rd STREET IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

4. **FIRST Reading: Bill No. 6405-16, Section XX-B. AN ORDINANCE** APPROVING THE FINAL PLAT OF JACOB ESTATES 2nd PLAT, A SUBDIVISION OF THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

**ADJOURNMENT**

# DRAFT
## MINUTES
## RAYTOWN BOARD OF ALDERMEN
## JANUARY 5, 2016
REGULAR SESSION NO. 18
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

**OPENING SESSION**
**7:00 P.M.**

Mayor Michael McDonough called the January 5, 2016 Board of Aldermen meeting to order at 7:03 p.m. Pat Jackson of Blue Ridge Presbyterian Church provided the invocation and led the pledge of allegiance.

**Roll Call**

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

Present: Alderman Karen Black, Alderman Josh Greene, Alderman Jim Aziere, Alderman Janet Emerson, Alderman Mark Moore, Alderman Steve Meyers, Alderman Bill Van Buskirk, Alderman Steve Mock, Alderman Eric Teeman

**Proclamations & Presentations**

Mayor Mike McDonough presented Pat Jackson with a proclamation recognizing Reverend Dr. Martin Luther King Jr. Day.

Ryan and Peggy Johnson presented Sharon Payne with a $1500.00 donation for Art Bra KC. The money will go towards breast cancer awareness.

**Public Comments**

Harvey Bruce spoke regarding flooding issues near 75th Street.

**Communication from the Mayor**

Mayor Michael McDonough wished everyone a happy New Year and Alderman Karen Black a happy birthday.

**Communication from the City Administrator**

No comments.

**Committee Reports**

Alderman Teeman reported that the Parks Board met December 30, 2015 to discuss the opening of Super Splash for the 2016 season.

Alderman Emerson announced that the Human Relations Committee was scheduled to co-sponsor the Martin Luther King Jr. Celebration on January 17, 2016. Alderman Emerson encouraged residents to join the celebration.

Alderman Emerson announced that the Raytown Schools Wellness Center was scheduled to have its ribbon cutting ceremony on January 7, 2016 at 4:30 p.m.

Alderman Emerson thanked Public Works for striping Raytown Trafficway.

Alderman Mock announced that Council on Aging was scheduled to meet January 24, 2016 at 4:15 p.m.

Alderman Mock announced that the Municipal Committee meeting scheduled for January 19, 2016 had been cancelled and will be rescheduled.

## LEGISLATIVE SESSION

1. **CONSENT AGENDA**

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

Approval of the Regular December 15, 2015 Board of Aldermen meeting minutes.

**R-2836-16: A RESOLUTION** AUTHORIZING AND APPROVING THE APPOINTMENT OF DARRELL SWOFFORD AS THE WARD 4 REPRESENTATIVE TO THE SPECIAL SALES TAX REVIEW COMMITTEE. Point of Contact: Teresa Henry, City Clerk.

Alderman Moore, seconded by Alderman Josh Greene, made a motion to approve the consent agenda. The motion was approved by a vote of 10-0.

Ayes: Aldermen Moore, Josh Greene, Jason Greene, Van Buskirk, Teeman, Black, Aziere, Emerson, Meyers, Mock
Nays: None

**REGULAR AGENDA**

2. Public Hearing: A public hearing to approve a site plan for land located at 5902 Blue Ridge Boulevard.

2a. **SECOND Reading: Bill No. 6400-15, Section XIII. AN ORDINANCE** GRANTING APPROVAL OF THE SITE PLAN FOR A BAKERY ON LAND LOCATED AT 5902 BLUE RIDGE BOULEVARD IN ACCORDANCE WITH THE PROVISIONS OF THE COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

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

Mayor McDonough re-opened the public hearing and called for any ex parte' discussion(s). Aldermen Emerson, Meyers and Van Buskirk stated that they had communication regarding the issue but would weigh all facts before making a decision.

John Benson, Development & Public Affairs Director, provided an update of the Staff Report and remained available for discussion.

Mayor McDonough re-opened the floor for public comment. There was none.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included thanking the applicant for investing in the community.

Alderman Josh Greene, seconded by Alderman Karen Black made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Josh Greene, Black, Teeman, Mock, Van Buskirk, Meyers, Moore, Emerson, Jason Greene, Aziere
Nays: None

**It Became ORDINANCE NO.: 5536-16**

3. Public Hearing: A public hearing to grant a change in zoning on land located at 6200 Blue Ridge Boulevard.

   3a. **SECOND Reading: Bill No. 6401-15, Section XIII. AN ORDINANCE** GRANTING A CHANGE IN ZONING FROM NEIGHBORHOOD COMMERCIAL DISTRICT AND PLANNED ZONING OVERLAY DISTRICT (NC-P) TO NEIGHBORHOOD COMMERCIAL AND CENTRAL BUSINESS DISTRICT OVERLAY DISTRICT AND TOWN SQUARE OVERLAY DISTRICT (NC-CBD-TS) ON LAND LOCATED AT 6200 BLUE RIDGE BOULEVARD IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

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

Mayor McDonough re-opened the public hearing and called for any ex parte' discussion(s). Aldermen Van Buskirk and Meyers had communication regarding this issue but would weigh all facts before making a decision.

John Benson, Development & Public Affairs Director, provided an update of the Staff Report and remained available for discussion.

Mayor McDonough re-opened the floor for public comment. There was none.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included the option of changing the zoning in the future to fit the needs of developers, if the City would have oversight on future construction of storm water basins on the property and if proposed zoning was in line with the City's Master Plan/vision.

Alderman Van Buskirk, seconded by Alderman Emerson made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Van Buskirk, Emerson, Aziere, Mock, Jason Greene, Meyers, Black, Teeman, Josh Greene, Moore
Nays: None

**It Became ORDINANCE NO.: 5537-16**

4. **R-2837-16: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH WIEDENMANN, INC. FOR AN EMERGENCY REPAIR PROJECT TO THE SANITARY SEWER MAIN LOCATED IN THE VICINITY OF 10717 E. 71st TERRACE IN AN AMOUNT NOT TO EXCEED $69,500.00. Point of Contact: Kati Horner Gonzalez, Assistant Public Works Director.

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

Kati Horner Gonzalez, Assistant Public Works Director, provided the Staff Report and remained available for discussion.

Discussion included if the City had prior warning of a problem, if Public Works had tried to isolate the cause of the problem, type of piping that will be used for the repair and the specific location of the problem area.

Alderman Aziere, seconded by Alderman Josh Greene made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Aziere, Josh Greene, Van Buskirk, Teeman, Mock, Jason Greene, Moore, Black, Meyers, Emerson
Nays: None

5. **R-2838-16: A RESOLUTION** AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH SMARTCOVER SYSTEMS IN AN AMOUNT NOT TO EXCEED $23,045.00 FOR FISCAL YEAR 2015-2016. Point of Contact: Kati Horner Gonzalez, Assistant Director of Public Works.

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

Kati Horner Gonzalez, Assistant Public Works Director, provided the Staff Report and remained available for discussion.

Discussion included clarification regarding pricing and maintenance fees, whether or not training would be needed to operate the equipment, the specific fund that would pay for the project, whether or not other companies offered similar equipment, if the equipment monitors speed and quantity of water flow, the need for accurate billing data, the need for more data and field analysis, the need to research other communities who have used the system and the need for a cost benefit analysis.

Alderman Josh Greene, seconded by Alderman Aziere made a motion to approve.

After additional Board discussion, Alderman Emerson, seconded by Alderman Mock made a motion to table. The motion was approved by a vote of 7-3.

Ayes: Aldermen Emerson, Mock, Jason Greene, Meyers, Black, Moore, Teeman
Nays: Aldermen Van Buskirk, Josh Greene, Aziere

6. **SECOND READING: Bill No. 6402-15, Section V-A: AN ORDINANCE** AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE JACKSON COUNTY BOARD OF ELECTION COMMISSIONERS TO UTILIZE CITY HALL AS A POLLING PLACE FOR THE 2016 CALENDAR YEAR. Point of Contact: Teresa Henry, City Clerk.

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

Teresa Henry, City Clerk, presented an updated overview of the Staff Report and remained available for questions.

Alderman Emerson, seconded by Alderman Teeman, made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Emerson, Teeman, Mock, Josh Greene, Moore, Jason Greene, Van Buskirk, Black, Aziere, Meyers
Nays: None

**It Became ORDINANCE NO.: 5538-16**

**ADJOURNMENT**

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

The meeting adjourned at 9:00 p.m.

_____
Teresa M. Henry, MRCC
City Clerk

# CITY OF RAYTOWN
# Request for Board Action

**Date: January 15, 2016** **Bill No.: 6403-16**
**To: Mayor and Board of Aldermen** **Section No.: XXXVI**
**From: John Benson, Director of Development & Public Affairs**

**Department Head Approval:** _____

**Finance Director Approval:** _____ (only if funding requested)

**City Administrator Approval:** _____

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**Action Requested:** Approval of an Amendment to the 353 Tax Abatement Agreement providing real property tax abatement for the interior and exterior renovations/redevelopment of property located at 9503-9507 East 63rd Street in the City of Raytown, Missouri.

**Analysis:** David McGee representing Spartan Properties, LLC is seeking approval of a Chapter 353 Tax Abatement application for renovations to two vacant office buildings, parking lot area and sidewalk areas on the subject property.

Chapter 353 Tax Abatement is an economic incentive that by state law allows for full or partial tax relief for those willing to redevelop property within blighted areas. The intent of the Raytown Municipal Redevelopment Corporation (RMRC) is to strengthen the economic viability of the Downtown Raytown area by providing an innovative financial incentive for improving the exterior appearance, interior and structural conditions of its buildings.

The RMRC Board of Directors have recommended approval of the amended application for Chapter 353 tax abatement at Level A "Market Stabilizing" for the property located at 9503-9507 East 63rd Street.

**Project Description:**

The two vacant office buildings are proposed to be renovated and leased to several businesses. The submitted application indicates the type of improvements proposed and the estimated costs will include:

- Roofing: $30,000
- A/C & furnace: $70,000
- Electrical: $15,000
- Plumbing: $10,000
- General Remodeling Work: $50,000
- Brick Work: $1,700
- Repair to stairs and parking lot: $1,200

Though no jobs are required to be created or retained as a condition for a “Market Stabilizing” tax abatement project in the City’s Chapter 353 Tax Abatement Policy, the applicant states in submitted application that a minimum of 15 jobs are estimated to be brought to the property. Some of these jobs will be for businesses that the applicant indicates will move to the property from other locations in Raytown while some of the other jobs will be created by new businesses coming to Raytown and locating on the property.

The project meets the requirements of the City’s Chapter 353 Tax Abatement Policy. A copy of the requirements is included in the applicant's application.

Please note, Chapter 353 is not an economic development incentive designed to spur new jobs or capital investment, but rather emphasizes the removal of blight. As this project will dramatically improve/enhance the appearance of the building, staff and the RMRC believes the project achieves the desired impact from the program.

**Fiscal Impact:** During the course of the 10-Year Tax Abatement, the following jurisdictions will be impacted at the amount shown:

| | |
|---|---|
| • Raytown School District | $23,999.21 |
| • Raytown Fire District | $ 3,821.65 |
| • Jackson County | $ 1,881.96 |
| • City of Raytown | $ 2,010.69 |
| • Handicap Workshop | $ 280.24 |
| • Mental Health | $ 454.92 |
| • Junior College | $ 889.72 |
| • Library | $ 1,194.62 |
| • Blind | $ 113.92 |
| • Replacement Tax | $ 5,456.78 |
| **TOTAL** | **$40,103.75** |

**Budgetary Impact**

☒ Not Applicable

**AN ORDINANCE ADOPTING AND APPROVING THE EIGHTH AMENDED DEVELOPMENT PLAN SUBMITTED BY THE RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION, ESTABLISHING A DECLARATION THAT THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT, AND AUTHORIZING CERTAIN TAX ABATEMENTS WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN**

**WHEREAS**, the Raytown Municipal Redevelopment Corporation ("Redevelopment Corporation"), an Urban Redevelopment Corporation organized under and pursuant to the Urban Redevelopment Corporations Law of 1945, as amended, did file with the City of Raytown, Missouri, the Eighth Amended Development Plan ("Eighth Amended Development Plan") for approval which contemplates the development and redevelopment of an area described in it as the "Redevelopment Area"; and

**WHEREAS**, 1) due notice was given to each political subdivision whose boundaries for ad valorem taxation purposes included any portion of the real property included within the Redevelopment Area and 2) the Raytown Board of Aldermen ("Board") held a public hearing; and

**WHEREAS**, in connection with the public hearing on the Eighth Amended Development Plan, the Board also considered a Blight Study for the Redevelopment Area described within the Eighth Amended Development Plan and also considered other evidence and testimony in connection with the existence of blighted conditions with the Redevelopment Area, the means by which the Eighth Amended Development Plan would be implemented and the granting of tax abatement within the Redevelopment Area as authorized by law.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, as follows:**

**SECTION 1 – NOTICE**.. The Board finds that all notices, legal or accommodating, have been given to all interested parties as such notices may be required to be given by law.

**SECTION 2 – DEVELOPMENT PLAN**. The Board has reviewed, considered and taken evidence on the Eighth Amended Development Plan of Raytown Municipal Redevelopment Corporation for the redevelopment of the City of Raytown Central Business District, which is attached hereto and incorporated by this reference as though fully set out.

**SECTION 3 – FINDINGS**. The Board does hereby find that:

a. The Redevelopment Area described within the Eighth Amended Development Plan on the whole is a blighted area and is suffering from obsolescence due to age, is of an inadequate and outmoded design, has become an economic and social liability, is unable to pay a reasonable level of taxes, and is therefore blighted within the meaning of the Missouri Urban Redevelopment Corporations Law, § 353.020(2), RSMo.

b. The Board has previously found, after considering the Blight Study conducted by James Askew & Associates dated April 10, 2006 (on file with the City Clerk and incorporated herein by this reference) that the Redevelopment Area as described in the Eighth Amended Development Plan is blighted, and such finding is affirmed.

**SECTION 4 - CONTENTS OF PLAN**. The Board finds that the Eighth Amended Development Plan sets forth in writing the program to be undertaken to accomplish the redevelopment objectives described therein and the redevelopment objectives and purposes of the Urban Redevelopment Corporations Law.

**SECTION 5 – ADOPTION OF PLAN.** The Board does hereby adopt and approve the Eighth Amended Development Plan submitted by RMRC in its entirety. The approval of the Eighth Amended Development Plan and the development, redevelopment and construction in the Redevelopment Area is necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare of the City of Raytown, Missouri.

**SECTION 6 – TAX ABATEMENT**. Raytown Municipal Redevelopment Corporation, or its successors and assigns, all in accordance with Chapter 353, RSMo, as amended, is hereby granted tax abatement on land improvements that shall apply to RMRC or its successors and assigns, as more particularly described within the Eighth Amended Development Plan.

**SECTION 7 – REPEAL OF ORDINANCES IN CONFLICT**. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 8 – SEVERABILITY CLAUSE**. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 9 - EFFECTIVE DATE**. This Ordinance shall be in full force and effect from and after its passage.

**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED AND APPROVED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this ___ day of February, 2016.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

APPROVED AS TO FORM:

_____
Joe Willerth, City Attorney

# RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION

# EIGHTH AMENDED DEVELOPMENT PLAN

# DEVELOPMENT PLAN

1. Introduction

The Raytown Municipal Redevelopment Corporation ("RMRC") was formed on September 19, 2007 to serve as a tool to bring about the revitalization of the downtown area of Raytown. Stock in the corporation is owned wholly by the City of Raytown and the corporation is managed by a board of directors. The purpose of the corporation is to provide a streamlined, cost-effective means for individual property owners to obtain partial tax abatement on their downtown properties in return for making improvements.

The RMRC desires the availability of property tax abatement for the Redevelopment Area for the purposes of stimulating reinvestment, both economic and otherwise, into the Central Business District. It is anticipated that the RMRC will (i) work with the current owners of property within the Redevelopment Area to promote and encourage their reinvestment in their property in exchange for property tax abatement, and (ii) work with prospective new owners to encourage new investment in existing or new buildings in the Redevelopment Area. It is further anticipated that the RMRC will only acquire property briefly so as to qualify the redevelopment project for tax abatement, and then the RMRC will assign certain tax abatement rights to property owners who make improvements to their property. Each development plan will require approval by the Board of Aldermen in order to secure the benefits available under Missouri's Urban Redevelopment Corporations Law, Chapter 353, RSMo, as amended. Property will be conveyed to the RMRC and immediately reconveyed back to the original property owner, triggering the tax abatement rights.

2. Redevelopment Area

The Redevelopment Area currently includes residential, commercial and retail uses and its character can be generally described as mixed-use. Within the Redevelopment Area there are some predominately residential blocks featuring both multi-family and single-family dwellings. There also exists mixes of residential, retail and office which have evolved over time as many residences within the neighborhood were converted to other uses.

A majority of the improvements, both public and private, within the Redevelopment Area are at least 40 years old. As such, many of the commercial properties in the area have lost their vitality and many of the residential structures have fallen into various states of disrepair, losing appeal and functionality in the market. Most of the properties in the Redevelopment Area require modernization in order to retain reasonable and competitive utility and viability in comparison to other suburbs throughout the metropolitan region.

3. Redevelopment Projects

The Redevelopment Area will have within it many redevelopment projects, the number, location and construction details of which cannot be predicted at this time. The following are the current projects:

Redevelopment Project 1(a). 6109-6111 Blue Ridge Boulevard (2008 Jackson County Parcel No. 45-120-11-08-00-0-00-000). Owners: Jeffrey and Diane Page. This project consists of parking lot resurfacing, new roof and siding, interior and exterior renovation at a cost of approximately $190,000.00.

Redevelopment Project 1(b). 6326 Raytown Road (2008 Jackson County Parcel No. 45-240-08-11-01-0-00-000). Owner: Cary Properties LLC. This project generally consists of complete interior renovation and facade improvements at a cost of approximately $57,000.

Redevelopment Project 1(c). 9711-9715 E. 63rd Street (2008 Jackson County Parcel No. 45-240-06-35-00-0-00-000). Owner: Pamela G. Clark McKinley, Trustee. This project generally consists of interior and exterior renovations including new siding, hand railings, front windowpanes, lighting and drop ceiling at a cost of approximately $37,000.

Redevelopment Project 2(a). 10200 East 63rd Terrace (2010 Jackson County Parcel No. 45-130-04-13-00-0-00-000).Owner LEM Contracting LLC (Joe Medlin). This project generally involves repairing the structure which has been damaged by fire and then lease the building as office space. Building rehabilitation costs are estimated to be $50,000.

Redevelopment Project 2(b) *as revised*. 6323 Raytown Road (2010 Jackson County Parcel No. 45-130-05-08-00-0-00-000). Owner: J. Guenther Keating, LLC. The project as originally approved involved renovating the existing the building into a restaurant. The revised project, due to unknown building structural issues, now involves replacing the old building footprint and adding 160 square feet of additional space for a new hot dog restaurant. Project costs are still estimated to be $78,000.

Redevelopment Project 3(a). 10409 East 63rd Street (2010 Jackson County Parcel No. 45-130-20-01-00-0-00-000). Owner: Shop T1 Services, Inc. This structure has undergone a major renovation, such as: plaster perimeter, interior walls and insulate; replace HVAC and duct work; replace windows; tear off and rebuild roof on north end; new exterior staircase, new drywall; interior and exterior paint. Total project costs: $40,150.

Redevelopment Project 4(a). 6300 Evanston (2010 Jackson County Parcel No. 45-240-04-01-00-0-00-000). Owner: DCB Properties, LLC. This project was a total demolition and reconstruction of offices, open work area, rest rooms, kitchen and storage area. The exterior was refaced, new windows were installed, new roof installed with gable roofs and overhangs and new rock pillars were constructed. A wood porch and deck were constructed on the front and a concrete patio was poured in the back, along with new concrete steps to allow access to the front from the parking lot. Eligible project costs: 98,704.

Redevelopment Project 4(b). 6134-6204 Raytown Trafficway (2010 Jackson County Parcel Nos. 45-210-03-26-00-0-00-000 & 45-20-03-023-00-0-00-000 & 45-210-03-17-02-0-00-000). Owner: AHG, Inc. This project will involve the renovation, remodeling and subdividing of an existing former grocery store (approximately 31,605 square feet) and create two (2) new retail storefronts. The intent is for the grocery store to occupy about 16,000 square feet of the southern portion of the space, while the remainder of the space will be “white-boxed” for a new

tenant. It is estimated that the grocery store will add 16 permanent jobs. Eligible project costs: $1,218,786.

Redevelopment Project 5(a-1). 6020 Blue Ridge Blvd. (Jackson County Parcel No. 45-120-03-35-00-0-00-000). Owners: Marvin B. Russell & Michelle Russell. This project consists of the NewzRoom Café, a locally owned restaurant. Eligible project costs: $87,940.

Redevelopment Project 5(a). 10014 E. 63rd Street (Jackson County Parcel No. 45-120-09-17-00-0-00-000). Owner: Sue Frank. This project consists of installing a false parapet on the front of the building, including awnings and new signage and giving the appearance of being two stories. A cornice will be installed to support new signage on the back (north) and an awning over the door. Eligible project costs: $35,000.

Redevelopment Project 6(a). 9503 E. 63rd St. (Jackson County Parcel No. 45-240-04-39-00-0-00-000). Owner: Spartan Properties LLC. This project consists of office renovation of the two buildings located on the parcel. Eligible project costs: $194,700.

The Redevelopment Projects are within a larger area that has been determined by the Board of Aldermen to be blighted and the clearance, replanning, rehabilitation or reconstruction of certain portions of the Redevelopment Area to be necessary to effectuate the purposes of the Urban Redevelopment Corporations Law. Applications for Redevelopment Projects 1(a) through 5(a) are on file with the City Clerk.

4. Tax Abatement.

Redevelopment Project 6(a) is hereby granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 5(a) has been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 5(a-1) has been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 4(b) has been granted 10 years of tax abatement at 100% (improvements only) and 15 years of tax abatement at 50% (land and improvements).

Redevelopment Project 4(a) has been 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 3(a) has been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 2(a) has been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first. Redevelopment Project 2(b) has already been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 1(a) has been granted 10 years of tax abatement at 100% and 5 years of tax abatement at 50%; Redevelopment Project 1(b) has already been granted 10 years of tax abatement at 100% and 2 years of tax abatement at 50%; Redevelopment Project 1(c) has already been granted 10 years of tax abatement at 100%.

As provided for by Chapter 353, RSMo, the abatement for the first 10 years is 100% of the improvements (land is still taxed normally) as assessed in the year prior to the property's acquisition by RMRC. Under Section 353.110.2, for the next fifteen year period, the abatement is 50% of the land *and* improvement value. The granting of the tax abatements are conditioned on the owners executing with RMRC a Memorandum of Understanding in a form acceptable to RMRC.

5. Eminent Domain.

The RMRC is not granted the power of eminent domain.

6. Relocation Policy.

The RMRC will comply with all requirements concerning the provision of relocation assistance as provided for by Chapter 523, RSMo.

# **EXHIBITS**

1. Legal Description of Redevelopment Area
2. Tax Impact Analysis (for Redevelopment Project 6(a))
3. Application (Redevelopment Project 6(a); 9503 E. 63rd St.)

**Exhibit 1**

All that part of ADLER'S HIGH VIEW ADDITION, BLUECREST, WAIGHTS RESURVEY of BLUECREST, HALL'S 2nd ADDITION TO RAYTOWN, HALL'S ADDITION TO RAYTOWN, ROSS ACRES, RESURVEY Tract 2 J.J. ROBINSON FARM, MUIRSMITH ADDITION, RAYTOWN LANDING, ASKANAS PARK A Resurvey of Lots in ASKANAS HEIGHTS and ASKANAS HEIGHTS, subdivisions lying in Section 5 and Section 4, Township 48 North, Range 32 West, in Raytown, Jackson County, Missouri, described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of said Section 5; thence West along the North line of said Northeast Quarter, a distance of 1358.16 feet to a point on the East line of ADLER'S HIGH VIEW ADDITION; thence North along the East line of said ADLER HIGH VIEW ADDITION a distance of 37.09 feet to a point; thence West along the North line of said ADLER'S HIGH VIEW ADDITION a distance of 127.14 feet to the Northwest corner of Lot 1 of said ADLER'S HIGH VIEW ADDITION; thence South along the West line of said Lot 1 a distance of 227.44 feet to the Southwest corner thereof, said point also lying on the North line of Lot 2 of said ADLER'S HIGH VIEW ADDITION; thence West along the North line of said Lot 2 a distance of 77.26 feet to the Northwest corner thereof; thence South along the West line of Lots 2 through 11 of said ADLER'S HIGH VIEW ADDITION a distance of 832.16 feet to a point on the North right of way line of 60th Terrace; thence Northwesterly along the North right of way line of 60th Terrace a distance of 107.49 feet to a point; thence South a distance of 264.32 feet to a point on the South line of said ADLER'S VIEW HIGH ADDITION; thence West along the South line of said ADLER'S VIEW HIGH ADDITION a distance of 657.03 feet to a point on the East line of BLUE RIDGE SLOPES LOTS 37 to 58, INCLUSIVE a subdivision in Raytown, Jackson County, Missouri; thence South along the East line of said BLUE RIDGE SLOPES LOTS 37 to 58, INCLUSIVE a distance of 1412.96 feet to point on the North right of way line of 63rd Street; thence West along the North right of way line of 63rd Street a distance of 339.25 feet to a point; thence South a distance of 355.22 feet to a point; thence Southeasterly a distance of 222.71 feet to a point on the Northerly right of way line of 63rd Terrace; thence Northwesterly along a curve to the right having a Radius of 35.00 feet, through a central angle of 80 degrees 03 minutes 04 seconds with an arc length of 48.90 feet to the Southwest corner of Lot 6, WAIGHTS RESURVEY of BLUECREST; thence East along the South line of said Lot 6 a distance of 125.25 feet to the Southwest corner of Lot 5 of said WAIGHTS RESURVEY of BLUECREST; thence Northeasterly a distance of 487.45 feet to the Southeast corner of Lot 7, BLUECREST; thence Northeasterly a distance of 283.17 feet to Southeast corner of Lot 5, BLUECREST; thence East a distance of 443.31 feet to the Southeast corner of Lot 1, BLUECREST, said point also lying on the Easterly right of way line of Evanston Avenue; thence Southwesterly along a curve to the right, having a radius of 2225.00 feet, through a central angle of 2 degrees 13 minutes 25 seconds an arc distance of 86.35 feet to a point; thence Southwesterly along a curve to the right, having a radius of 104.99 feet, through a central angle of 84 degrees 20 minutes 05 seconds an arc distance of 154.54 feet to a point; thence South a distance of 237.33 feet to a point on the Westerly prolongation of the common line for Lots 4 and 5 of said BLUECREST; thence Easterly along said common line for Lots 4 and 5 a

distance of 332.18 feet to a point on the East line of said BLUECREST; thence North along the East line of said BLUECREST a distance of 169.55 feet to the common corner of Lots 12 and 13 of said HALLS 2nd Addition; thence East along the common line for said Lots 12 and 13 a distance 150.00 feet to a point on the West right of way line of Harold Avenue; thence South along the said West right of way line of Harold Avenue a distance of 452.14 feet to the intersection and prolongation of the South right of way line of 64th Terrace; thence East along the prolongation of said South right of way line a distance of 520.35 feet to a point on the West right of way line of the Chicago Rock Island and Pacific Railroad; thence Southerly along West line of said Chicago Rock Island and Pacific Railroad a distance of 382.62 feet to a point on the East right of way line of Raytown Road; thence North along the East right of way line of said Raytown Road a distance of 567.68 feet to a point on the South right of way of Cedar Avenue; thence East along the said South line of Cedar Avenue a distance of 119.30 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 342.36 feet, through a central angle of 16 degrees 48 minutes 27 seconds with an arc length of 100.43 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 330.72 feet, through a central angle of 33 degrees 36 minutes 41 seconds with an arc length of 194.01 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 242.57 feet, through a central angle of 17 degrees 10 minutes 19 seconds with an arc length of 72.70 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 242.93 feet, through a central angle of 17 degrees 22 minutes 19 seconds with an arc length of 73.66 feet to a point; thence continuing North along the East right of way line of said Cedar Avenue a distance of 190.70 feet to a point on the North right of way line of 63rd Terrace; thence East along the said North right of way line of 63rd Terrace, a distance of 100.32 feet to a point; thence continuing along said North right of way line, Southeasterly along a curve to the left having a Radius of 4864.53 feet, through a central angle of 3 degrees 38 minutes 36 seconds with an arc length of 309.33 feet to a point on the East line of said MUIRSMITH ADDITION; thence continuing East along said North right of way line a distance of 569.89 feet to a point on the West right of way line of Willow Street; thence North along the said West right of way line a distance of 293.11 feet to a point; thence North a distance of 72.78 feet to a point on the North Right of way line of 63rd Street; thence West along the said North right of way a distance of 235.48 feet to a point on the East line of RAYTOWN LANDING; thence North along the said East line a distance of 189.81 feet to a point; thence continuing East along said East line a distance of 75.25 feet; thence continuing North along said East line a distance of 408.21 feet to the Southwest corner of HODGE’S GARDENS and the common corner to Lots 11 and 12; thence Northeasterly along the common line for Lots 11 and 12 a distance of 264.06 feet to a point on the South right of way line of 61st Street Terrace; thence Northeast a distance of 73.86 feet to a point on the North right of way line of said 61st Street Terrace; thence East along the said North right of way line a distance of 208.62 feet to a point; thence Northeast along a curve to the left having a Radius of 25.04 feet, through a central angle of 88 degrees 37 minutes 28 seconds with an arc length of 38.73 feet to a point on the West right of way line of Willow Avenue; thence North along the West right of way line of said Willow Avenue a distance of 537.98 feet to a point on the South right of way

line of 60th Terrace; thence West along the said South right of way line of 60th Terrace a distance of 217.25 feet to a point; thence West a distance of 49.82 feet to a point on the West right of way line of Hardy Street; thence South along the West right of way line of Hardy Street a distance of 91.59 feet to a point on the North right of way line of 61st Street; thence West along said North right of way line of 61st Street a distance of 1013.18 feet to a point on the West right of way line of Blue Ridge Blvd.; thence North along said West right of way line of Blue Ridge Blvd. a distance of 199.01 feet to a point; thence continuing along said West right of way line, Northeasterly along a curve to the right having a Radius of 16654.38 feet, through a central angle of 1 degrees 56 minutes 17 seconds with an arc length of 563.34 feet to a point; thence continuing along said West right of way line, Northeasterly along a curve to the right having a Radius of 4209.72 feet, through a central angle of 5 degrees 35 minutes 21 seconds with an arc length of 410.66 feet to a point; thence North along said West right of way line a distance of 177.87 feet to a point on the North line of the Northwest Quarter of said Section 4; thence West along the North line of the Northwest Quarter of said Section 4, a distance of 983.76 feet to the POINT OF BEGINNING, and containing 10,080,815 Square Feet and 231.424 acres more or less.

**Exhibit 2**

**Exhibit 3**

# Chapter 353 Tax Impact Analysis
# 9503 E. 63rd Street, Raytown, MO 64133

**Section A.** **Assumptions:**

**Section 1** **Properties**

| Address | Parcel # | Market Value | Class | AV |
|---|---|---|---|---|
| 9503 E. 63rd St. | 45-240-04-39-00-0-00-000 | 130,000 | 32% | 41,600 |

**Section 2**

| 2015 tax levies | | Per $100 AV |
|---|---|---|
| | | |
| School District | | 6.3200 |
| Fire Prot. Dist. | | 1.0064 |
| City | | 0.5295 |
| Handicap | | 0.0738 |
| Jackson County | | 0.4956 |
| Mental Health | | 0.1198 |
| Metro Junior College | | 0.2343 |
| Library | | 0.3146 |
| State Blind | | 0.0300 |
| Replacement Tax | | 1.4370 |
| Total | | 10.5610 |

**Section 3** **Land AV is as follows:**

| Total AV | | Land AV | Improvement AV |
|---|---|---|---|
| | | | |
| 41,600 | | 36,928 | 4,672 |

**Section 4** **Inflation per year:** 2%

**Section 5** **Abatement Term** 10 Years 100% Improvement AV, or cost of improvement, whichever occurs first

**Section 6** **Improvements**

| Total Improvement Cost | | Estimated New Appraised Value using 50% of Total Cost | Estimated New AV | Estimated Land AV | Estimated Improvement AV |
|---|---|---|---|---|---|
| | | | | | |
| 194,700 | | 227,350 | 72,752 | 36,928 | $ 35,824 |

**Section B** **Estimated taxes without the improvement projects**

| TAX: | | |
|---|---|---|
| 2015 | | $ 4,393.38 |
| 2016 | | $ 4,481.24 |
| 2017 | | $ 4,481.24 |
| 2018 | | $ 4,569.11 |
| 2019 | | $ 4,569.11 |
| 2020 | | $ 4,656.98 |
| 2021 | | $ 4,656.98 |
| 2022 | | $ 4,744.85 |
| 2023 | | $ 4,744.85 |
| 2024 | | $ 4,832.71 |
| 2025 | | $ 4,832.71 |
| **2016- 2025 TOTALS** | | **$ 46,569.79** |

**Section C** **Estimated abated taxes with improvement projects**

| TAX: | | |
|---|---|---|
| 2015 | | $ 3,783.37 |
| 2016 | | $ 3,859.04 |
| 2017 | | $ 3,859.04 |
| 2018 | | $ 3,934.71 |
| 2019 | | $ 3,934.71 |
| 2020 | | $ 4,010.37 |
| 2021 | | $ 4,010.37 |
| 2022 | | $ 4,086.04 |
| 2023 | | $ 4,086.04 |
| 2024 | | $ 4,161.71 |
| 2025 | | $ 4,161.71 |
| **2016 - 2025 TOTALS** | | **$ 40,103.75** |

## Estimated Taxes To Be Abated

| Taxing Entity: | School District | Fire District | County | City | Handicap Workshop | Mental Health | Junior College | Library | Blind | Replacement Tax | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| % of tax rate: | 0.598428179 | 0.095294006 | 0.046927374 | 0.050137298 | 0.006987975 | 0.011343623 | 0.022185399 | 0.029788846 | 0.00284064 | 0.13606666 | |
| Year | | | | | | | | | | | |
| 2015 | $2,264.08 | $360.53 | $177.54 | $189.69 | $26.44 | $42.92 | $83.94 | $112.70 | $10.75 | $514.79 | $3,783.37 |
| 2016 | $2,309.36 | $367.74 | $181.09 | $193.48 | $26.97 | $43.78 | $85.61 | $114.96 | $10.96 | $525.09 | $3,859.04 |
| 2017 | $2,309.36 | $367.74 | $181.09 | $193.48 | $26.97 | $43.78 | $85.61 | $114.96 | $10.96 | $525.09 | $3,859.04 |
| 2018 | $2,354.64 | $374.95 | $184.65 | $197.28 | $27.50 | $44.63 | $87.29 | $117.21 | $11.18 | $535.38 | $3,934.71 |
| 2019 | $2,354.64 | $374.95 | $184.65 | $197.28 | $27.50 | $44.63 | $87.29 | $117.21 | $11.18 | $535.38 | $3,934.71 |
| 2020 | $2,399.92 | $382.16 | $188.20 | $201.07 | $28.02 | $45.49 | $88.97 | $119.46 | $11.39 | $545.68 | $4,010.37 |
| 2021 | $2,399.92 | $382.16 | $188.20 | $201.07 | $28.02 | $45.49 | $88.97 | $119.46 | $11.39 | $545.68 | $4,010.37 |
| 2022 | $2,445.20 | $389.38 | $191.75 | $204.86 | $28.55 | $46.35 | $90.65 | $121.72 | $11.61 | $555.97 | $4,086.04 |
| 2023 | $2,445.20 | $389.38 | $191.75 | $204.86 | $28.55 | $46.35 | $90.65 | $121.72 | $11.61 | $555.97 | $4,086.04 |
| 2024 | $2,490.48 | $396.59 | $195.30 | $208.66 | $29.08 | $47.21 | $92.33 | $123.97 | $11.82 | $566.27 | $4,161.71 |
| 2025 | $2,490.48 | $396.59 | $195.30 | $208.66 | $29.08 | $47.21 | $92.33 | $123.97 | $11.82 | $566.27 | $4,161.71 |
| 15-'25 Totals | $23,999.21 | $3,821.65 | $1,881.96 | $2,010.69 | $280.24 | $454.92 | $889.72 | $1,194.64 | $113.92 | $5,456.78 | $40,103.75 |

**Estimated Total Taxes That Will Still Be Paid With Abatement (Tax Remains on Land AV)**

0.094994451

| TAX | | |
|---|---|---|
| 2015 | | 3,899.97 |
| 2016 | | 3,977.97 |
| 2017 | | 3,977.97 |
| 2018 | | 4,055.96 |
| 2019 | | 4,055.96 |
| 2020 | | 4,133.96 |
| 2021 | | 4,133.96 |
| 2022 | | 4,211.96 |
| 2023 | | 4,211.96 |
| 2024 | | 4,289.96 |
| 2025 | | 4,289.96 |
| **16-'25 Totals** | | **41,339.64** |

# 353 TAX ABATEMENT DOWNTOWN RAYTOWN REDEVELOPMENT INCENTIVE PROGRAM APPLICATION INFORMATION

Information addressing each of the following criteria must be submitted to formally apply for the 353 Tax Abatement Downtown Raytown Redevelopment Program.

1. State the name, address, and telephone number of the applying entity and, if different, of the owner of the real property to be improved.

Spartan Properties LLC
David McGee
9503/9507 East 63rd Street, Raytown Missouri, 64133
816-358-4835

2. Provide the name(s) of the applying entity's representatives and any other financial guarantors of the Project and their addresses and telephone numbers if different from above.

N/A

3. Provide background information about the applicant and guarantors, including development experience, if any, and all other relevant information the Raytown Municipal Redevelopment Corporation (RMRC) may need to consider while reviewing the application. Describe the corporate or partnership structure as applicable.

David McGee
Current business owner of ITEK Computer Services which is currently located at 10227 East 61st Street, Raytown, Mo 64133. ITEK has been operating from Raytown since 2000 providing computer and network support to the KC metro area and beyond since inception.

4. Briefly describe the proposed project including:
a. Intended usage.

The property contains two buildings. We refer to them as the East (9507) or West (9503) building. Our immediate goal is to get east building operational and available for use as quickly as possible. This building has two floors, each floor is approximately 3,500sqft.

There are four primary tenant spaces in the east building and two large spaces in the west building. However the floor space can be divided into large or smaller areas if needed.

In short, we plan on leasing the building space.

b. Economic and environmental impact.

These building have had a long term negative impact. They have been vacant approaching 7ish years. We plan on bringing some life back into these buildings with new and/or relocated businesses.

c. The square footage of the building / land area to be renovated.

The property has two buildings, each has two floors. The east building has approximately 7,000 and the west building has approximately 10,000sqft. Over time both buildings will be made usable.

d. All other information needed to fully explain the project.

a. The east building should be fully functional and leased by the end of summer 2016.
b. The west building should be fully functional and 50% leased by the end of 2016. Looking for a tenant to occupy the remaining 5,000 sqft area.

e. Attach architectural plans/renderings and any available project history.

The building is not structurally changing. We are repairing and remodeling.

5. State the marketing plans for the project identifying the intended market. What types of lessees are anticipated? How much time is expected before full occupancy is achieved and who will manage the project?

The east building will be made operational first. The current plan is the following:

a. move ITEK and KCTechsOfThe.Net from their current location
b. move goodbidding.org from their current location
c. open a new business (Challenge Entertainment), that will be named EscapeThis.Place. It is a Escape room game that will provide customers an enjoyable way to spend an hour or so solving puzzles and problems in order to escape or unlock a room. It will also have a small souvenir shop that will sell snacks and coffee.
d. We are in negotiation with a Trane facility to provide heating and cooling training.

The above would provide 100% occupancy of the east building.

The west building will be made operational later.

c. We are in negotiation with Power On Technologies to relocate here. They will take 50% of this building.
d. We are looking for a new tenant to locate into the remaining area.

The marketing plans were outlined in D above. We plan on having 75% occupancy by late 2016. Spartan Properties will manage the property and project.

6. State the location of the proposed project by street address and legal description indicating the following:

a. Name of the property owner at the time of application submittal.

Spartan Properties LLC
David McGee
9503-9705 East 63rd Street, Raytown Missouri, 64133
lots 3 & 4, Block 1, Bluecrest, a subdivision in Raytown, Jackson County, Missouri

816-358-4835

b. If the Applicant does not presently own the property, does the Applicant have the written consent of the property owner to do the project?

N/A

c. Describe any and all existing financing, options and liens on the property.

Self funded, no liens.

7. Provide an estimate of the total project cost broken down by general categories (e.g., land, building, equipment, soft costs, specialty costs, etc.). Where possible, provide actual bids for these components. This will provide the RMRC an estimate of the total investment being made in the project. Next, provide a list of items eligible for incentive funds, the cost of these items and the amount of incentive funding requested for each item.

Roofing: $31,000
A/C & Furnance: $70,000
Electrical: $15,000 (mostly unknown)
KCPL - $1,000
Electrician - $14,000 (approximately $7,000 per building)
Plumbing: estimated $10,000 (mostly unknown due to leaks and repairs)
Remodeling: $50,000 plus

Brick work: $1,700
Reapair stairs and parking lot: $1,200
Back sidewalk: $800

8. State the source of financing for the project including any loans and equity being contributed. Provide the name of the lender and the amount of loans requested for the project.

Self funded

9. State the proposed time schedule for the project including the dates anticipated for the following:

a. Closing of the loan or contributing financing availability.

N/A

b. First expenditure of funds with regard to the project.

Immediately after approval.

c. Anticipated date construction will begin.

Immediately after approval.

d. Anticipated completion date.

2/1/16 for the east building
12/31/2016 if we can move Power On

e. Building Permits and permission of Planning Commission and Board of Aldermen if necessary.

Yes for roof, HVAC & electrical

10. Name any of the following professionals who will be involved with the project (with address and phone numbers):

a. Legal counsel for the Applicant

N/A

b. Architects and engineers

N/A

c. Contractor for project

Roofing – Joe Cerra
Electrical: Keith Harding
HVAC: Jerry Smith

d. Other professionals

Evans Engineers
John Evans, PE
2350 W 151ST ST
OVERLAND PARK, KS 66224

11. Please disclose whether any applicant, guarantor or any other person involved with the project is currently engaged in any civil or criminal proceeding. Also disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment. Please supply detailed information.

None

12. Attach the following:

a. Photos of current conditions.

See attached

b. Photos of all exposed elevations.

c. Existing floor plan.

See attached

d. Bids containing itemized pricing for all phases of proposed renovation.

See attached

13. How many permanent jobs are anticipated as a result of the Project?

East building: Including new business and moves, upwards of nine people.
West building: Relocating Power On would move at least eight people. Additional space is unknown, depends on what business move in.

14. The following statement must be included along with a dated signature of the applicant or applicant's representatives.

This application is made in order to induce the RMRC to provide financial incentives to the Applicant. The Applicant hereby represents that all statements contained herein are true and correct. Failure to disclose may be grounds for revocation of incentive and full repayment of any incentive funds expended. All information materially significant to the RMRC in its consideration of the application is included. The Applicant acknowledges that it has reviewed the descriptions of the Incentive Program for which it is applying and agrees to comply with those policies.

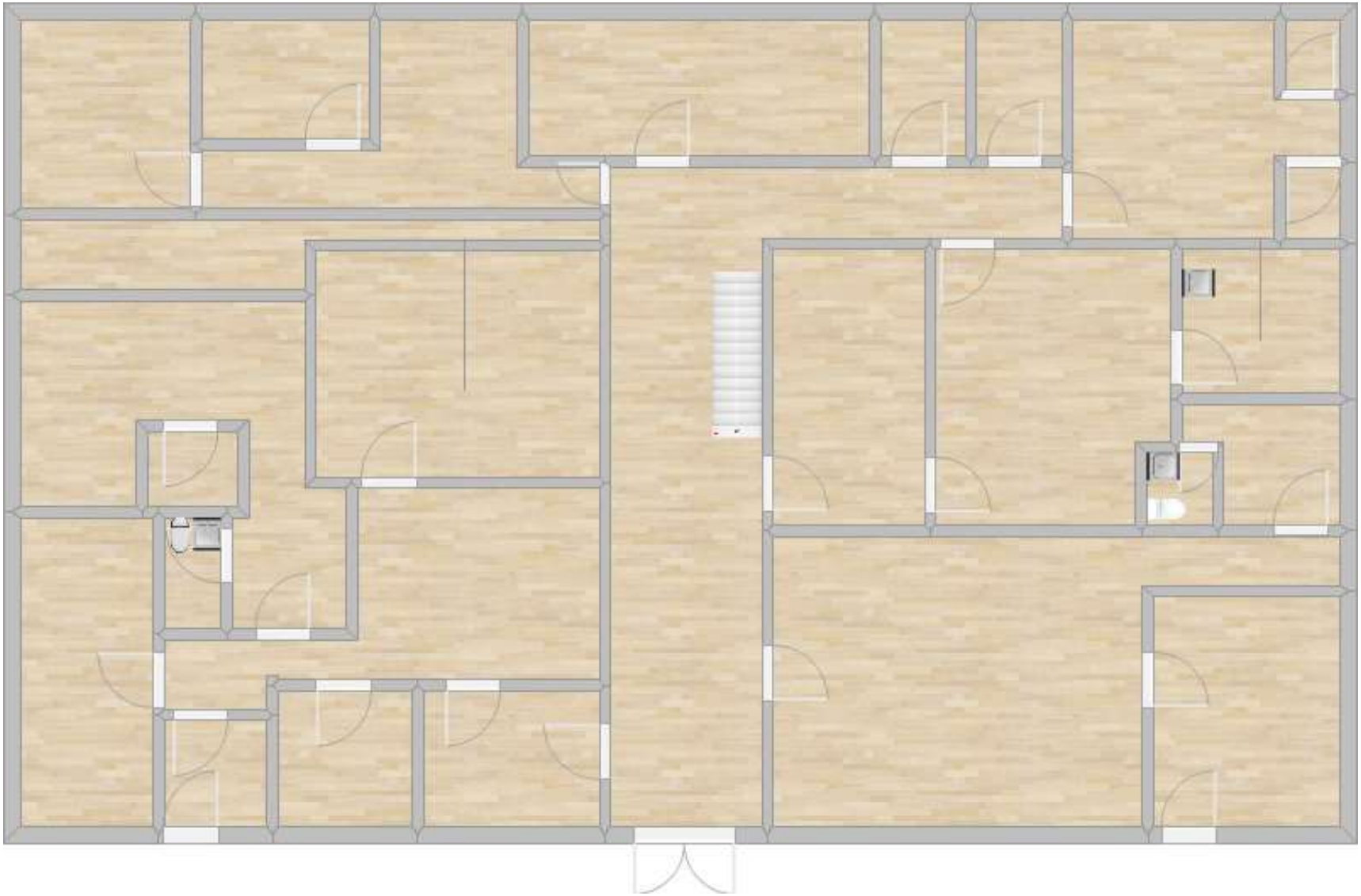
*PLEASE NOTE: This tax incentive is available for ONLY those projects that have been approved by the Raytown Board of Aldermen before the project is started.

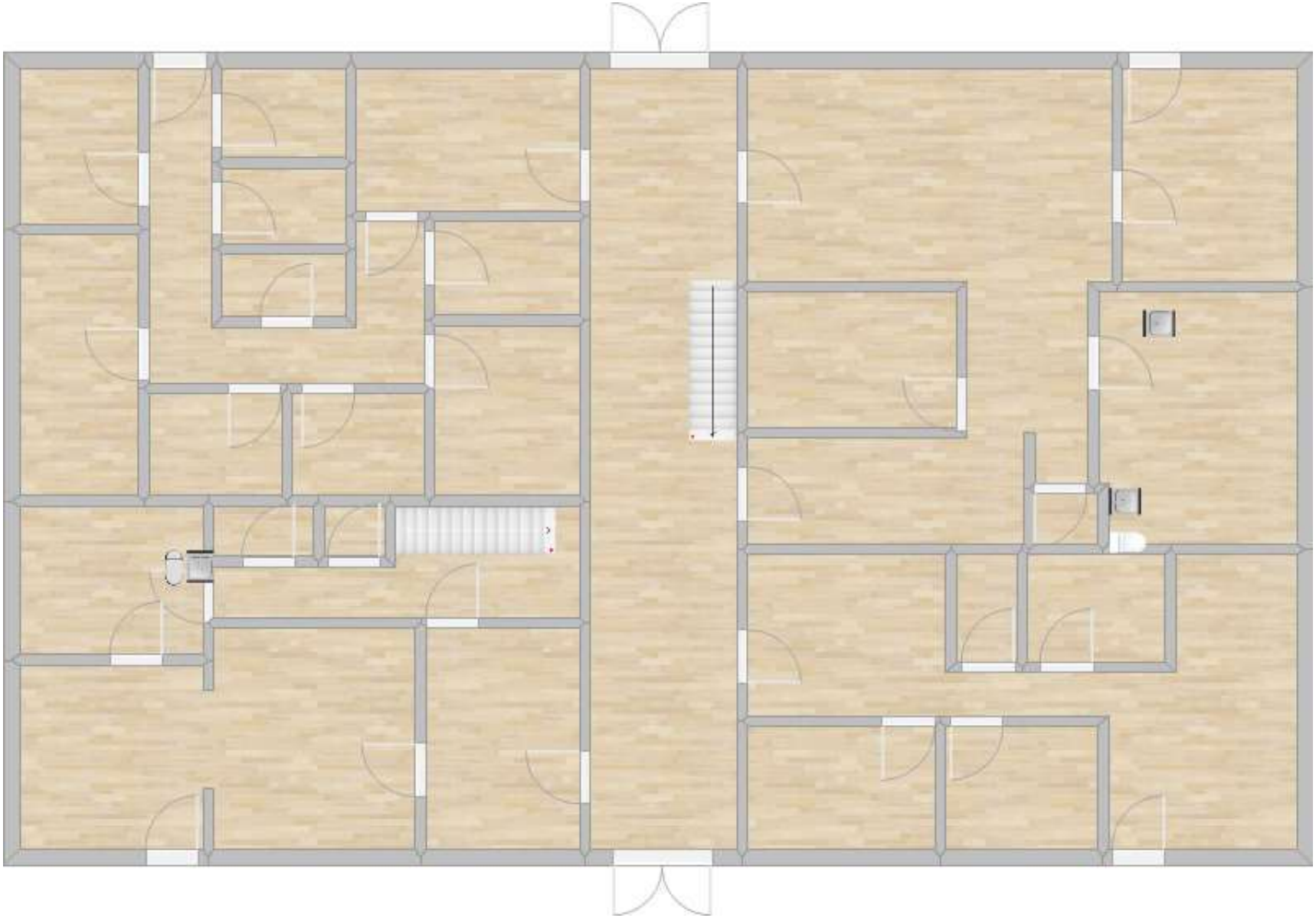
BLUE RIDGE PROFESSIONAL BUILDING
Raytown Family Eyecare
ACUVUE
NO PARKING ANY TIME
EMERGENCY SNOW ROUTE
AVAILABLE
BLOCK & COMPANY, INC.
BILL MAAS
816-753-6000
EXCLUSIVE

BLUE RIDGE
PROFESSIONAL
BUILDING

Donate
CLOTHES
ENTRANCE
ONLY

BLUE RIDGE
PROFESSIONAL
BUILDING
9583 - 9587
Raytown
Family
Eyecare
ACUVUE





# CITY OF RAYTOWN
# Request for Board Action

**Date: January 15, 2016** **Bill No.: 6404-16**
**To: Mayor and Board of Aldermen** **Section No.: XIII**
**From: John Benson, Director of Development & Public Affairs**

**Department Head Approval:** _____

**Finance Director Approval:** _____ (only if funding requested)

**City Administrator Approval:** _____

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**Action Requested:** Perform a public hearing on an application seeking to rezone property located at 9109 East 63rd Street from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1).

**Recommendation:** The Planning & Zoning Commission by a vote of 7 in favor and 2 against recommends approval of the rezoning application.

**Analysis:** Greg Stervinou Construction Inc. is seeking to rezone a 1.0 acre area of a 2.17 acre vacant land from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial and Planned Zoning Overlay District (NC-P) and the remaining 1.17 acre area to Low Density Residential (R-1). The property is bounded by 63rd Street on the north and Blue Ridge Boulevard on the south, Blue Ridge Elementary School to the west and an office building on the east. The rezoning is being sought as Dollar General wishes to construct a new store on the northeast side of the property and the applicant wants to construct three single-family homes on the south and west side of the property. A site development plan, a copy of which is enclosed, has been submitted for the portion of the property that is proposed to be rezoned to NC-P. Aspects of the site development plan are described in the accompanying staff report provided to the Planning & Zoning Commission.

**Alternatives:** The alternative to the recommendation of the Planning & Zoning Commission would be to deny the rezoning application; or refer the application back to the Planning & Zoning Commission for revisions and/or further consideration.

**Budgetary Impact:** This application does not require the City to provide any funding. The proposed business would provide an increase in sales tax revenue to City and other tax entities.
☒ Not Applicable

**Additional Reports Attached:**
- Staff Report for January 7, 2016 Planning & Zoning Commission meeting.
- Minutes of the January 7, 2016 Planning & Zoning Commission meeting.

# STAFF REPORT

**TO:** **The City of Raytown Planning and Zoning Commission**

**FROM:** **The Community Development Department**

**DATE:** **December 1, 2011**

**SUBJECT:** **Agenda Item No. 5.A: Application proposing to rezone land located at 9109 East 63rd Street from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1)**

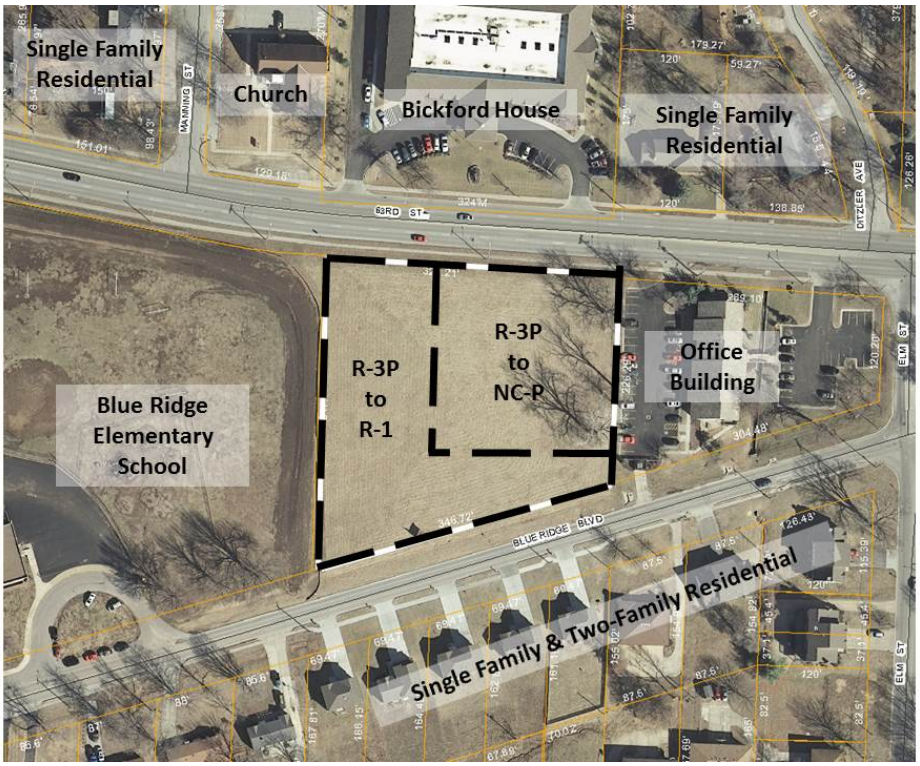
## Background Information:

Greg Stervinou Construction Inc. is seeking to rezone a portion of a 1.37 acre area of vacant land from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial and Planned Zoning Overlay District (NC-P) and the remaining portion from High Density Residential and Planned Zoning Overlay District (RP-3) to Low Density Residential (R-1). The property proposed to be rezoned is located at 9109 East 63rd Street and, as indicated on the aerial photo below, is bounded by 63rd Street on the north and Blue Ridge Boulevard on the south, Blue Ridge Elementary School to the west and an office building on the east.

The rezoning is being sought as a Dollar General store is proposed to be constructed on the northeast side of the property and three single-family residential lots are proposed to be created on the south and west side of the property.

In 2012 the applicant submitted a similar rezoning application for this property which included a site development plan for construction of a Dollar General on this property. The previous rezoning application and development plan proposed to use the entire property for a Dollar General store. Prior to final action on that rezoning application, however, the applicant withdrew the application. Based upon comments and concerns raised at the public hearings on the previous rezoning application, the applicant has revised the development plan for the property and submitted this new application. The following describes how this rezoning application and development plan differs from the rezoning and development plan that was submitted in 2012:

1. The area on which the Dollar General would be located is smaller. The applicant has submitted a site development plan, a copy of which is attached, for that area of the subject property proposed to be rezoned to NC-P and on which the Dollar General store is proposed to be constructed.
2. Three single-family residential lots along the south and west side of the property are proposed to be created. Two of the residential lots would extend along the west side of the property on which Dollar General is proposed to be constructed and the other residential lot would be to the south.




**REZONING APPLICATION FACTORS TO BE CONSIDERED**

When considering a rezoning request the following criteria that should be considered in order to determine whether the application should be approved or denied.

**1. CHARACTER OF THE NEIGHBORHOOD**

The character of the neighborhood varies as there is a mix of uses which consist of an offices to the east, senior residential living to the north, educational / school to the west and single-family and two-family residential to the south.

**2. ZONING AND CURRENT USES OF NEARBY PROPERTY**

The following provides an overview of the zoning and existing land uses on properties surrounding the subject area:

| | ZONING | EXISTING LAND USES |
|---|---|---|
| South: | R-1 & R-2 | One and two-family residential |
| North: | R-3-P | Multi-tenant Senior Housing and single-family residential |
| East: | NC | Office |
| West: | R-1 | Elementary School |

**3. SUITABILITY OF ZONING FOR CURRENT USE**

The property is currently undeveloped. A site plan for development of 24 townhomes on the property was approved for the property in 2010. Greg Stervinou Construction Inc., the developer who proposed construction of the townhome development, is still the owner of the property. Upon approval of this rezoning application 1.0 acre of the 2.17 acre property would be sold for construction of a Dollar General retail store. The remaining 1.17 acre area is proposed to be rezoned to R-1 and would have three single-

family homes constructed. Each of the single-family homes to be constructed would face Blue Ridge Boulevard. The applicant feels the single-family homes facing Blue Ridge Boulevard will help maintain the residential character along Blue Ridge Boulevard.

There is also an existing sight distance issue which restricts the property from having multiple driveways on 63rd Street. This is a major constraint affecting residential development on the north side of the property. Because of the sight distance issue a street or combined driveway would have to be constructed for more than one residential lot that would front on 63rd Street. The size of the property limits the number of residential lots that can be created on the property which makes it infeasible to construct a street or combined driveway that would comply with city construction standards and fire code regulations.

As a result, the applicant is proposing the commercial zoned area of the property to be located along the majority of 63rd Street, which is classified as an arterial street and, as such, is intended to carry higher volumes of traffic. In addition, the commercial zoned area would be located adjacent to the existing office building to the east of the subject property. In turn, the proposed residential zoned area would be located along Blue Ridge Boulevard across from existing single-family and two-family homes. The rear yards of the two western most residential lots would extend north to 63rd Street but would not have access onto 63rd Street due to the sight distance issue previously described. These rear yard areas would also be located between the proposed commercially zoned area and Blue Ridge Elementary School.

**4. DETRIMENTAL EFFECTS TO NEARBY PROPERTIES IF REZONING IS APPROVED.**

As stated in the Raytown Zoning Ordinance, the NC District is a "commercial district intended to provide a location for miscellaneous retail, wholesale and businesses serving the consumer public and business." Though a retail store is proposed to be constructed on the northeast corner of the property restaurants and offices uses would also be allowed.

Commercial uses have the potential to generate more traffic, noise and in general be more intensive land uses in comparison to residential land uses. As a result, the applicant has stated to staff that the proposed commercial area is proposed to be located adjacent to the existing office building to the east and along 63rd Street, which, as previously described, is classified as an arterial street and intended to carry heavier volumes of traffic. Additionally, the applicant is proposing the three residential lots and commercial area to 'back up' to each other, which, according to the city's Comprehensive Plan is the recommended method for a change in land use.

The Zoning Ordinance states that when the NC District abuts a residential zooned area the following shall apply:

> *"Every tract zoned NC that is adjacent to any zoning district with an "R" in its title shall have a buffer zone of at least thirty (30) feet along the boundary line between the two (2) districts, or if said boundary line is in the center of a street, along the edge of a street right-of-way abutting the NC district."*

This standard applies to the south, west and north sides of the area that is proposed to be rezoned to NC-P as it will abut the proposed R-1 zoned area and there is residentially zoned property on the north side of 63rd Street on which Bickford House senior housing

is located. As indicated on the Landscape Plan (Sheet L1.1) in the submitted site development plan, landscaping is proposed along the south and west property lines between the commercial and residential zoned areas. The landscaping within this area is proposed to consist of Sugar Maple and Downy Hawthorn trees and shrubs. The applicant as part of the Planned Overlay District is proposing the width of the landscape area along the west side to be 25 feet wide and along the south side to be 20 feet rather than the required 30 feet stipulated in the NC District. The narrower width is due to a proposed sanitary sewer line and easement that will be located immediately to the south of the landscaping and will provide service to each of the properties.

The narrower landscape buffer is also proposed as a retaining wall is to be constructed along the south and west sides of the commercial area, which will help screen a portion of the commercial building. The retaining wall will be nine feet tall at the southwest corner of the building leaving eleven feet of the building visible above the retaining wall. The retaining wall will taper down to a five foot high wall at the southeast corner of the proposed commercial building, leaving fifteen feet of the building visible, and down to ground level at the northwest corner of the proposed commercial building. In addition, a six foot privacy fence will be constructed near the top of the retaining wall along the south and west sides of the proposed commercial building providing further screening of the commercial building.

There is also nine feet wide area of landscaping proposed to be installed adjacent to 63rd Street that will consist of a Downy Hawthorn and Eastern Red Bud trees as well as a variety of shrubs between the trees.

Additionally, development of the property will result in increased storm water runoff. As a result, city code requires construction of a storm water detention facility so that properties downstream are not adversely impacted by increased storm water runoff. The site development plan indicates an above ground storm water detention facility will be constructed adjacent to the east property line on the commercially zoned property. The grading of the commercial property as well as a majority of the residential properties will direct storm water runoff into this detention basin. The detention basin will then discharge the collected storm water into the existing storm sewer system on 63rd Street. The Public Works Department has reviewed the submitted preliminary storm drainage plan and has approved it subject to submittal and approval of a final storm drainage study for the development.

**5. LENGTH OF TIME OF VACANCY.**

To staff's knowledge the property has always been vacant.

**6. CONSIDERATION OF PUBLIC INTEREST.**

Public Health: The city's existing sanitary sewer system is capable of accommodating the increased sewage from the commercial and residential development of the property. In addition, the city's existing storm sewer system is capable of handling the stormwater runoff from the development as long as a stormwater detention basin is constructed that will detain the increased stormwater runoff in accordance with adopted city design standards when the property is developed. Raytown Water Company has previously indicated that adequate water supply is available to serve the development of the property.

Public Safety: 63rd Street has limited sight distance that restricts the location of the driveway on the property to the eastern side. Due to the site distance issue, the two residential lots that each have rear yards that abut 63rd Street will be prohibited from having access onto 63rd Street. Instead, each of the residential lots will be able to safely access onto Blue Ridge Boulevard as do other residential lots in the area.

Public Welfare: The existing curb and gutter as well as sidewalk along 63rd Street are adequate to serve the development and will not need to be replaced. The portion of Blue Ridge Boulevard abutting the subject property, however, does not have curb and gutter or sidewalks. As a result, development of the property will require construction of curb and gutter as well as sidewalk along that portion of the property abutting Blue Ridge Boulevard. In addition, as indicated on sheet C1.1, the applicant will extend curb and gutter along Blue Ridge Boulevard approximately 20 feet east of the subject property and tie it into an existing storm sewer inlet.

## 7. IMPACTS ON PUBLIC SERVICES AND UTILITIES.

Because the area surrounding the property is developed necessary utilities are available and capable of serving the property.

## 8. CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Future Land Use Map in the Raytown Comprehensive Plan identifies the subject property as an area for two-family residential use. The proposed NC zoning district does not conform to the Future Land Use Map in the city's Comprehensive Plan. It should be noted that the existing R-3-P zoning is more intense than the two-family residential land use identified in the city's Comprehensive Plan. In contrast, the proposed R-1 zoning district allows single-family residential is less intensive than the two-family residential land use identified in the city's Comprehensive Plan.

Prior to submitting a development plan for the previously approved townhome development on the property, the applicant looked at developing the property for one and two-family residential some which would have fronted onto 63rd Street and some of which would have fronted onto Blue Ridge Boulevard. However, due to the limited sight distance on 63rd Street, driveways for one or two family dwellings on 63rd Street are not allowed by the city. As a result, the only way in which to have one or two family homes on 63rd Street would be to construct a street or private drive which would provide access to each of these lots. The number of residential lots that could be created, however, is not enough to make construction of such a street or drive feasible.

The Comprehensive Plan provides the following locational guidelines for residential development in Raytown.

1. *Single-family residential uses should be separated from adverse surrounding land use types, such as major industrial and commercial areas. Appropriate buffering includes open space, bodies of water, abrupt changes in topography, and a combination of landscaping and walls.*

   The area proposed to be rezoned to R-1 would be separated from the adjoining proposed NC-P district through the use of landscaping and walls (i.e. 6-foot high privacy fence). In addition, a retaining wall would provide a

change in topography reducing the visual height of the commercial building that is proposed to be constructed on the property. Therefore, the proposed R-1 district conforms to this residential locational guideline.

2. *Single-family residential lots should not front directly onto arterials but onto local and neighborhood streets, so as to minimize the number of access points along major streets.*

   The three residential lots that would be created in the R-1 zoned area would each front and access onto Blue Ridge Boulevard, which is classified as a collector street. The rear yards of two of the residential lots would extend north to 63rd Street but would not be allowed to have access onto 63rd Street as there is limited sight distance and the street is classified as an arterial street. Therefore, the proposed R-1 district conforms to this residential locational guideline.

3. *Two-family residences may serve as A transitional land use between low and high density residential uses; As a buffer between lower-density residential from commercial uses; Multifamily residential areas should be located within walking distance of commercial centers, parks, schools and public transportation routes and be in proximity to employment concentrations, major thoroughfares and utility trunk lines.*

   The proposed R-1 zoned area would directly abutt the proposed NC-P zoned area. The applicant is proposing the R-1 zoning as there are existing single-family homes on the opposite side of Blue Ridge Boulevard and as such, feels that the proposed R-1 zoning / single family homes would be more in keeping with those homes. To meet this residential locational guideline, the proposed residential zoning would need to be changed to Medium Density Residential (R-2) zoning, which would necessitate submittal of a new / revised rezoning application. Though the proposed R-1 district does not conform to this residential locational guideline, it is a less intense zoning district than what the city's Comprehensive Plan identifies for this area.

4. *Two-family to multifamily residential areas should be sited where they will not overload or create* congestion in existing and planned facilities and utilities.

   As previously described, the proposed R-1 district allows single-family residential which is less intensive than the two-family or multi-family residential. As such, the single-family homes will generate less traffic and have a lower demand on the public utilities. Therefore, the proposed R-1 district conforms to this residential locational guideline.

The residential locational guidelines from the city's Comprehensive Plan as provided above are guidelines and not standards. As described above, the proposed R-1 district complies with 3 of the 4 residential locational guidelines.

The Comprehensive Plan also provides the following locational guidelines for commercial development in Raytown.

(1) *Commercial sites should be located adjacent to arterials or major thoroughfares that provide needed ingress and egress in order to avoid congestion.*

The subject property abuts 63rd Street and Blue Ridge Boulevard. 63rd Street is classified as an arterial street while Blue Ridge Boulevard is classified as a collector street. The area of the subject property proposed to be rezoned to NC-P will be accessed only from 63rd Street and will not have any access to / from Blue Ridge Boulevard. Therefore, the proposed NC zoning complies with this commercial locational guideline.

(2) *The location of major commercial uses should be coordinated with mass transit routes, high-density residential, employment and other intensive uses.*

The portion of the subject property proposed to be rezoned to NC-P District is adjacent to a commercially zoned property to the east with an existing office building. Bickford House, which is a senior residential living facility, is located on the opposite side of 63rd Street, and has a higher density than one and two family residential developments. Mass transit in Raytown is provided by MetroFlex which has flexible routes that pick up and drop off riders at locations of their choosing. Therefore, the proposed NC zoning complies with this commercial locational guideline.

(3) *Commercial development should have required site design features that limit noise, lighting, and other activity so as to not adversely impact surrounding residential areas.*

The parking area will be on the north and east side of the proposed commercial building. In addition, exterior lighting on the property will be mounted on the building. The style of light fixtures to be installed are 'shoe-box' style fixtures that will direct the lighting downward rather than straight outward like flood lights would. No exterior lighting is proposed to be installed on the rear (south side) of the building abutting the proposed residential lots. Based upon these design features, the building is proposed to be used to screen traffic noise and exterior lot lighting from one and two family residential homes to the south. Sheet ES-1 provides the photometric plan and the level of lighting at different locations on the subject property. Therefore, the proposed NC zoning complies with this commercial locational guideline.

(4) *Commercial development should occur in compact clusters versus extended strip developments.*

The portion of the subject property proposed to be rezoned to NC-P District is adjacent to a commercially zoned property to the east with an existing office building. The remaining portion of the subject property to the south and west is proposed to be zoned R-1 and developed for low density single family homes. In this context, the proposed NC-P District will maintain the commercial zoning in this area as a compact cluster and therefore complies with this commercial locational guideline.

*(5) Commercially generated traffic should not feed directly onto local residential streets.*

There are no residentially classified streets abutting the subject property. Rather, the subject property abuts 63rd Street, which is classified as an arterial street and Blue Ridge Boulevard which is classified as a collector street. The area of the subject property proposed to be rezoned to NC-P will be accessed only from 63rd Street. Though streets classified as a collector street can be accessed by commercially zoned property, the development plan does not propose the proposed NC-P zoned area to have access to / from Blue Ridge Boulevard as this portion of Blue Ridge Boulevard is only abutted accessed by residential homes. Therefore, the proposed NC zoning complies with this commercial locational guideline.

*(6) Commercial use not located in planned centers or downtown, including large freestanding building, auto-related and non-retail uses should be guided to areas such as M-350 and other appropriate areas and streets where utilities can support such uses.*

The Public Works Department has reviewed the city's utility system in this area of Raytown and determined that it can adequately accommodate the type of uses allowed in the proposed NC zoning district. Therefore, the proposed NC zoning complies with this commercial locational guideline.

*(7) Low-density office uses can serve as a transitional land use between residential uses and uses of a higher intensity.*

While the proposed NC district would allow 'low density office uses', it also allows retail and restaurant uses. As previously described, a retail store is proposed to be constructed on a portion of the subject property if the NC-P zoning is approved. Therefore, the proposed NC-P zoning district does not comply with this specific commercial locational guideline.

The commercial locational guidelines from the city's Comprehensive Plan as provided above are guidelines and not standards. As described above, the proposed rezoning application for the NC-P district complies with 6 of the 7 commercial locational guidelines.

## Staff Recommendation:

It is the recommendation of staff that the request to rezone the subject property from High Density Residential and Planned District Overlay (R-3-P) to Neighborhood Commercial and Planned District Overlay (NC-P) and Low Density Residential (R-1) be approved subject to submittal to and approval by the Raytown Public Works Department of a final storm drainage study prior to development of the property.

# MINUTES

# CITY OF RAYTOWN

# PLANNING AND ZONING COMMISSION MEETING

**January 7, 2016**

**Raytown City Hall**
**Board of Aldermen Chambers**
**10000 East 59th Street**
**Raytown, Missouri 64133**

**REGULAR MEETING**

**7:00 pm**

1. **Welcome by Chairperson.**

   Chairman Wilson welcomed everyone to the January 7, 2015 Planning and Zoning Meeting and.

2. **Call meeting to order and Roll Call.** Mr. Wilson called the meeting to order. Roll call was taken with the following Commission members in attendance.

| | | |
|---|---|---|
| Wilson: Present | Jimenez: Present | Stock: Present |
| Bettis: Present | Robinson: Present | Lightfoot: Present |
| Hartwell: Present | Dwight: Present | Meyers: Present |

   Also present: John Benson, Director of Development and Public Affairs; Joe Willerth, City Attorney; June Van Loo, Permit Technician; and Scott Peterson, Permit Technician.

3. **Approval of minutes**

   A. **December 3, 2015 meeting**
      1. Revisions- None.
      2. Motion- Ms. Stock motioned to approve the minutes.
      3. Second- Mr. Lightfoot seconded the motion.
      4. Additional Board Discussion- None
      5. Vote- Motion passed unanimously 9-0.

4. **Old Business –** None

5. **New Business**

   A. **Application: Application proposing to rezone land located at 9109 East 63rd Street from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1)**
      **Case No.: PZ-2016-01**
      **Applicant: Greg Stervinou**

      1. Open Public Hearing: Mr. Wilson opened the public hearing.
      2. Explain Procedure for a Public Hearing and swear-in speakers: Mr. Willerth swore in those wishing to speak on the application.
      3. Enter Relevant City Exhibits into the Record: Mr. Wilson entered the following items as exhibits.
         a. Rezoning Application submitted by applicant
         b. Site Development Plan submitted by applicant for area proposed to be rezoned to NC-P
         c. Publication of Notice of Public Hearing in Daily Record Newspaper Advertisement
         d. Public Hearing Notices sent to property owners within 185-feet of subject property

e. City of Raytown Zoning Ordinance, as amended
f. City of Raytown Comprehensive Plan

4. Explanation of any exparte' communication from Commission members regarding the application: None

   Introduction of Application by Staff: Mr. Benson introduced PZ-2016-001 and stated that Greg Stervinou is seeking to rezone a portion of a 1.37 area of vacant High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial and Planned Zoning Overlay District (NC-P) and the remaining portion from High Density Residential and Planned Zoning Overlay District (RP-3) to Low Density Residential (R-1). The property proposed to be rezoned is located at 9109 E. 63rd Street and, as indicated on the aerial photo on the wall, is bounded by 63rd Street on the north and Blue Ridge Boulevard on the south, Blue Ridge Elementary School to the west and an office building to the east. The zoning is being sought as a Dollar General store is proposed to be constructed on the northeast side of the property and three single-family residential lots are proposed to be created on the south and west side of the property. In 2012 the applicant submitted a similar rezoning application for this property which included a site development plan for construction of a Dollar General on this property. The previous rezoning application and development plan proposed to use the entire property for a Dollar General store. Prior to final action on that rezoning application, however, the applicant withdrew the application.

5. Presentation of Application by Applicant: Ralph Monaco, I am and attorney and I live at 7013 Englewood, Raytown, MO 64133. I want to give a little back ground when Mr. Strevinou purchased the property and was originally plated as the current planned district overlay it was determined that you could not develop the land with 24 units because of the cost. Mr. Strevinou learned in this process that the site distance that is required along 63rd street cannot be done as residential. Blue Ridge Boulevard that runs in front of Blue Ridge Elementary School, lots 2, 3 and 4 the plan is to make them residential 1. The traffic flow police study that was done I believe in 2011 approved the plan that it would not create additional traffic as long as we did not have that residential traffic flowing on to 63rd Street. We plan to comply with all Staff Recommendations.

   Mr. Meyers asked about storm water retention. Mr. Benson explained the process with the storm water retention plan.

   Mr. Lightfoot asked if the three residential lots are going to be lots for sale or is he going to build houses on the lots. Greg Stervinou, 10207 NE 100th Street, Kansas City, MO. The plan would be if the zoning goes through we would put the foundations and driveway approaches and sidewalks in at the same time that the Dollar General work is being done.

   Ms. Dwight asked what a modular block wall was. Mr. Paul Miller, 3505 SW Park Lane Blue Springs MO explained that a modular block wall goes behind the building and the 6 foot privacy fence sits on top of that and provides more privacy.

   Ms. Hartwell asked if the entrance to this building would come off Blue Ridge. Mr. Benson Stated no they come off 63rd street.

   Mr. Wilson asked Mr. Benson if this would be considered part of the CDB Design Standards. Mr. Benson stated it would not as the property is not located within the boundaries for those standards.

   Mr. Wilson asked if the plan was to go forward immediately with the development of house. Mr. Stervinou stated if all the plans pass they would move forward.

6. Request for Public Comment:

   Steve Shelton, 12308 E. 63rd Terrace, Kansas City, MO. Stated he was there representing the Raytown School District. He stated Blue Ridge Elementary School abuts the development and said that dismissal and pick up times at the school are very busy. He said they also have a playground that butts up to the property. He asked if there was a traffic study completed and if it addressed the impact of Dollar General on dismissal and pick up times at the school. Mr. Benson stated he would have to check on the projected traffic volumes but that it did look at the impact on peak hour traffic periods on 63rd Street, which is classified as an arterial street, and found that 63rd Street would be able to accommodate the increased traffic.

   William Wall, 6405 Blue Ridge Blvd., stated he had a question regarding the setback of a privacy fence on the proposed residential lots that would back up to 63rd Street. Mr. Benson stated a privacy fence could be built along the back yard but if it were over 42 inches in height it could not come within 10 feet of the right-of-way line of 63rd Street. Mr. Wall asked does that restriction apply to shrubs and plants. Mr. Benson stated it does not.

   Mr. Wall stated he lives directly across from the pickup and drop off points for Blue Ridge Elementary School and that traffic at pick up times makes it difficult for property owners along Blue Ridge Blvd. to get out of their property for about an hour in the afternoon.

   Linda Dumall said that school pick up traffic is worse than it was 20 years ago when her son went to school at Blue Ridge Elementary and that drivers are inconsiderate about letting home owners get out and in their property.

7. Additional Staff Comments and Recommendation: Mr. Benson stated that on 63RD street there is a sight distance issue and that along Blue Ridge Blvd. public infrastructure built would be constructed. Staff is recommending approval of the rezoning and site development plan as proposed subject to a final storm drainage study being submitted to and approved by the Public Works Department prior to development of the property.

8. Board Discussion:

   Board discussion occurred relating to whether the lights on the exterior of the building would be directed downward so that the light element would not be visible from off of the property. Mr. Miller stated he did not have the specifications for the lights fixtures with him but the lights will direct the light down.

   Ms. Hartwell asked how residents would be able to get in or out of their driveway on the proposed residential lots during school pick up. Mr. Benson said that it would require the drivers of the cars picking up their children to allow those residents to pull into and back out of their driveways.

9. Close Public Hearing: Mr. Wilson closed the public hearing.

10. Board Decision to Approve, Conditionally Approve or Deny the Application. Mr. Wilson asked Commission members for a motion.
    a. Motion- Ms. Stock made a motion to approve PZ-2016-001 with staff recommendations.
    b. Second- Mr. Jimenez seconded the motion
    c. Additional Board Discussion- Ms. Hartwell stated she will be voting no on this application as she has concerns about the commercial lot abutting the proposed residential lots.
    d. Vote-

| | |
|---|---|
| Stock | Yes |
| Jimenez | Yes |
| Lightfoot | Yes |
| Robinson | Yes |
| Hartwell | No |

Dwight Yes
Bettis No
Meyers Yes
Wilson Yes
Motion passed 7-2

B. **Application: Final Plat for Jacob Estates 2nd Plat**
**Case No.: PZ-2016-002**
**Applicant: Greg Stervinou**

1. Open Public Hearing: Mr. Wilson opened the Public Hearing.
2. Explanation of any exparte'communications from Commission members regarding the application.

   None

   Introduction of Application by Staff: Mr. Benson introduced the application to the Board and stated the final plat is for the same property as the previous application. He stated that the final plat proposes the creation of four lots, one for commercial and three for single family residential. Mr. Benson also stated that the right-of-way for Blue Ridge Boulevard is 100 feet wide and the street is not centered in the right-of-way. Rather it is located in the southern portion of the right-of-way. Because of this, the final plat proposes the front yard setback of the three residential lots to be 15 feet which would allow the new homes on these lots to be the same distance from the edge of the street pavement as homes on the south side of Blue Ridge Boulevard.
3. Presentation of Application by Applicant: Additional Comments by Applicant, if necessary:

   The applicant stated they had no further information to provide other than what had been provided as part of their presentation for the proceeding agenda item relating to their rezoning application.
4. Board Discussion:

   None.
5. Close Public Hearing: Mr. Wilson closed the public hearing.
6. Board Decision to Approve, Conditionally Approve or Deny the Application: Mr. Wilson asked Commission members for a motion.
   a. Motion-Ms. Stock moved that the application for Jacob Estates PZ-2016-002 be approved with the staff recommendation.
   b. Second-Mr. Robinson seconded the motion
   c. Additional Board Discussion- Mr. Meyers asked if there was an anticipated construction date.
      Mr. Miller stated it was not certain but that it could be as early as mid-August.
   d. Vote-
      Stock Yes
      Lightfoot Yes
      Meyers Yes
      Jimenez Yes
      Dwight Yes
      Hartwell No
      Bettis Yes
      Wilson Yes
      Motioned passed 8-1

**6. Other Business:** The Commission will hold a work session at 6:00 pm on January 21, 2016 to continue their review of the Comprehensive Plan.

7. **Planning Projects Report:** Mr. Benson discussed an upcoming Communities for All Ages Workshop that will be held at MARC on January 27th from 6-8 pm.
8. **Set Future Meeting Date**: Mr. Wilson stated that the next regular meeting of the Commission will be held on February 4, 2016.
9. **Adjourn:** With no further business to consider Mr. Wilson adjourned the meeting.

**BILL NO. 6404-16** **ORDINANCE NO. _____-16** **SECTION NO. XIII**

**AN ORDINANCE GRANTING A CHANGE IN ZONING HIGH DENSITY RESIDENTIAL AND PLANNED ZONING OVERLAY DISTRICT (R-3-P) TO NEIGHBORHOOD COMMERCIAL (NC-P) AND LOW DENSITY RESIDENTIAL (R-1) ON LAND LOCATED AT 9109 EAST 63rd STREET IN RAYTOWN, MISSOURI**

**WHEREAS**, Application PZ-2016-001, submitted by the Greg Stervinou Construction Inc. ("Applicant") requesting a change in zoning from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1) on land located at 9109 East 63rd Street was referred to the City of Raytown Planning & Zoning Commission to hold a public hearing; and

**WHEREAS**, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on January 7, 2016; and

**WHEREAS**, at the conclusion of the meeting on January 7, 2016 a motion by the Planning & Zoning Commission to recommend approval of the application was approved by a vote of 7 in favor and 2 against; and

**WHEREAS**, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on January 19, 2016 and February 2, 2016; and

**WHEREAS,** the Board of Aldermen, after considering the evidence presented during such public hearings have determined it is in the best interest of the citizens of the City of Raytown to rezone said property;

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

**SECTION 1 – REZONING OF PROPERTY.** That the zoning of property identified in Exhibit A is hereby changed from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1).

**SECTION 2 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 3 – SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 4 – EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this ___ day of February, 2016.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved to as Form:

_____
Joe Willerth, City Attorney

Exhibit “A”

Case Number PZ-2016-001
Date Received _____

**CITY OF RAYTOWN**
**APPLICATION FOR REZONING**

PART I BACKGROUND INFORMATION

9109 E 63RD

1. This request applies to property at the following address: JACOB ESTATES 2ND PLATTE

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

| Name | Address | Phone |
|---|---|---|
| GREG STERVINOU CONST. | | |
| | 10207 N.E 100TH ST KCMO 64157 | |

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

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

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

OPEN GROUND NO USE CURRENTLY

5. We propose that the zoning of the property be changed from RP3 to R1 & NC

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

| Structure | Height |
|---|---|
| NA | |
| | |

Form 12-22-10

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

PART II REZONING AMENDMENT STATEMENT

This statement will become part of the application. This is an opportunity to justify approval of a zoning amendment. The information requested pertains to factors that will be considered in reaching a decision on applications.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed development will be in keeping with the character of the neighborhood because:

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

# CITY OF RAYTOWN PLANNING & ZONING COMMISSION
# TRAFFIC IMPACT STUDY POLICY

(Adopted by the Raytown Planning and Zoning Commission, June 15, 2000)

A general policy on Traffic Impact studies is necessary to ensure petitioners receive fair consideration before the Planning & Zoning Commission. This policy outlines the two levels of information required by the Planning & Zoning Commission when considering cases and their traffic impact.

Any development project requiring a rezoning, conditional use permit, or subdivision must provide a Traffic Impact Study accompanied by the seal of an Engineer currently licensed to practice in the State of Missouri. This Study shall:

1. Identify the specific land use types and intensities and the arrangement of buildings, parking, and access to public streets.
2. Identify the functional classification of the public street(s) to be accessed.
3. Document current characteristics of the public street(s) – number of types of lanes, speed limits or 85$^{th}$ percentile speeds, and sight distances from proposed streets and driveways.
4. Compare the proposed access with established design criteria-spacing from other driveways or streets, width of driveway, minimum sight distance, etc.
5. Estimate the number of vehicle trips that the development will generate. The common source is the Trip Generation manual published by the Institute of Transportation Engineers.

Any project anticipated to generate more than 100 PM peak hour trips must also provide the following items, accompanied by the seal of a Traffic Engineer currently licensed to practice in the State of Missouri or Kansas.

1. Document current peak hour traffic volumes at proposed access locations.
2. Distribute and assign the development traffic volumes through the site access and on the public street(s).
3. Conduct volume/capacity analyses at site driveways and key intersections to determine the projected level of service.
4. Compare existing plus development traffic conditions with established guidelines and policies for acceptable levels of service and turn lanes.
5. Identify geometric and/or traffic control improvements to mitigate deficiencies and/or comply with established policies.
6. Prepare a report outlining the findings and conclusions of the study, including exhibits illustrating the site plan, traffic volumes, and existing street conditions.

These reports shall be submitted to the Community Development Department with the project application.

# Raytown Planning & Zoning Commission

## Applicant Presentation Outline

When applying for a change in the zoning of a property it is the applicant's burden to show / explain the merits of their application to the Planning & Zoning Commission and to the Board of Aldermen. As such, when the application is considered by the Planning & Zoning Commission or the Board of Aldermen, the applicant, or their representative should explain what is proposed, why the proposal is an appropriate use for the applicable property, and how the proposal will fit with the surrounding neighborhood. The applicant or their representative has up to 30 minutes to present this information to the Planning & Zoning Commission and up to 10 minutes to present this information to the Board of Aldermen.

The following is an outline that applicants or their representative should follow when making a presentation to the Planning & Zoning Commission and Board of Aldermen regarding the application.

1. Introduce yourself. State your name and address.
2. Explain your application and what you want to do.
3. Explain how this is an appropriate use of the property.
   - Explain what is located on the surrounding properties;
   - Explain why this development / use will be a complement to the surrounding properties;
   - Explain how your proposal matches the character of the surrounding neighborhood;
   - Explain how your proposal will improve the surrounding neighborhood;
   - Explain how there is adequate water, sewer and roadways to sufficiently serve what you are proposing to build or do;
   - If you are asking for a conditional use permit, explain how your proposal will fit with the surrounding neighborhood and not become a problem because of the amount of noise, traffic, or other issues.
4. State whether you have reviewed the staff's recommendation and whether you agree with the conditions proposed by staff. If you do not agree with any of the conditions proposed by staff, state why you do not agree, and propose an alternative.

A. The proposed development will be in keeping with the character of the neighborhood because?

Existing office building on the east is NC same as being applied for and would extend this zoning frontage an additional 255 feet along 63rd to the west. To the north across 63rd is R-3-P multi-tenant Senior Housing. To the south R-1 which would match the zoning being applied for along BlueRidge. The west side of the property is BlueRidge elementary school. The plan on this side calls for a landscape screening. As you travel to the east of this property along 63rd there is a considerable foot print of commercial properties.

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

The abutting properties are zoned public and semipublic across the street, residential to the west and south, commercial to the east, The proposed development will be zoned neighborhood commercial which is a zoning used to provide commercial services to the public and especially residents. As stated above the current zoning abutting the property and in close proximity to the property match the NC and R-1 applied for in this application.

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

The property to the east is currently zoned commercial. Also this property has been zoned residential for its lifespan and has not been developed primarily because of the ingress, egress for lots that would have been built along 63rd. This property being located on a 4-lane arterial street and having trip generation for a free standing discount store as stated in the traffic study would have no adverse effect on vehicle delays and level of service. The site plan shows the entrance on the farthest eastern portion of 63rd street frontage.

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

The development of this parcel should not have a detrimental impact on the surrounding parcels. To the west from the residential building line to the school building (BlueRidge elementary school) is 500 foot from the proposed zoning property line which on this side will be a residential single family lot to extend this west buffer. On this residential lot line running north and south that abuts the school boundary will be a landscape buffer. To the west and south the zoning would match the adjacent properties. To the north is R-3-P which is separated by a 4-lane collector.

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

This property has never been developed.

F. If the property is denied, the property owner will face the following hardships,

Continue to pay taxes and upkeep while a viable economic plan can be found for this location.

G. The proposed development implements the Comprehensive Plan in the following ways.

The proposed development conforms to the Comprehensive plan in many ways. This site is located adjacent to a 4-lane arterial which provides for ingress and egress and as stated in the traffic study would have no adverse effect on the level of service. This location has close proximity to public transportation. The design features and hours of operation can address the noise, lighting, and buffering so not to have an adverse impact on surrounding properties.

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

The proposed development will require access to water, sewer, and electric services. All of these public utilities are present at the site and have capacity to serve the proposed development.

I. Additional Comments.

An application for rezoning for this property was submitted to planning and zoning in February of 2012. That application was withdrawn.

Since the withdrawal of that application the proposed tenant and property owner have revised the original site plan. The owner submitted a formal proposal to the school district to explore their interest for purchase. I also met with alderman Azeir and some of the neighbors to see if they would address the school board for the purchase. The school district did have a meeting to discuss the purchase. The outcome, not interested at this time.

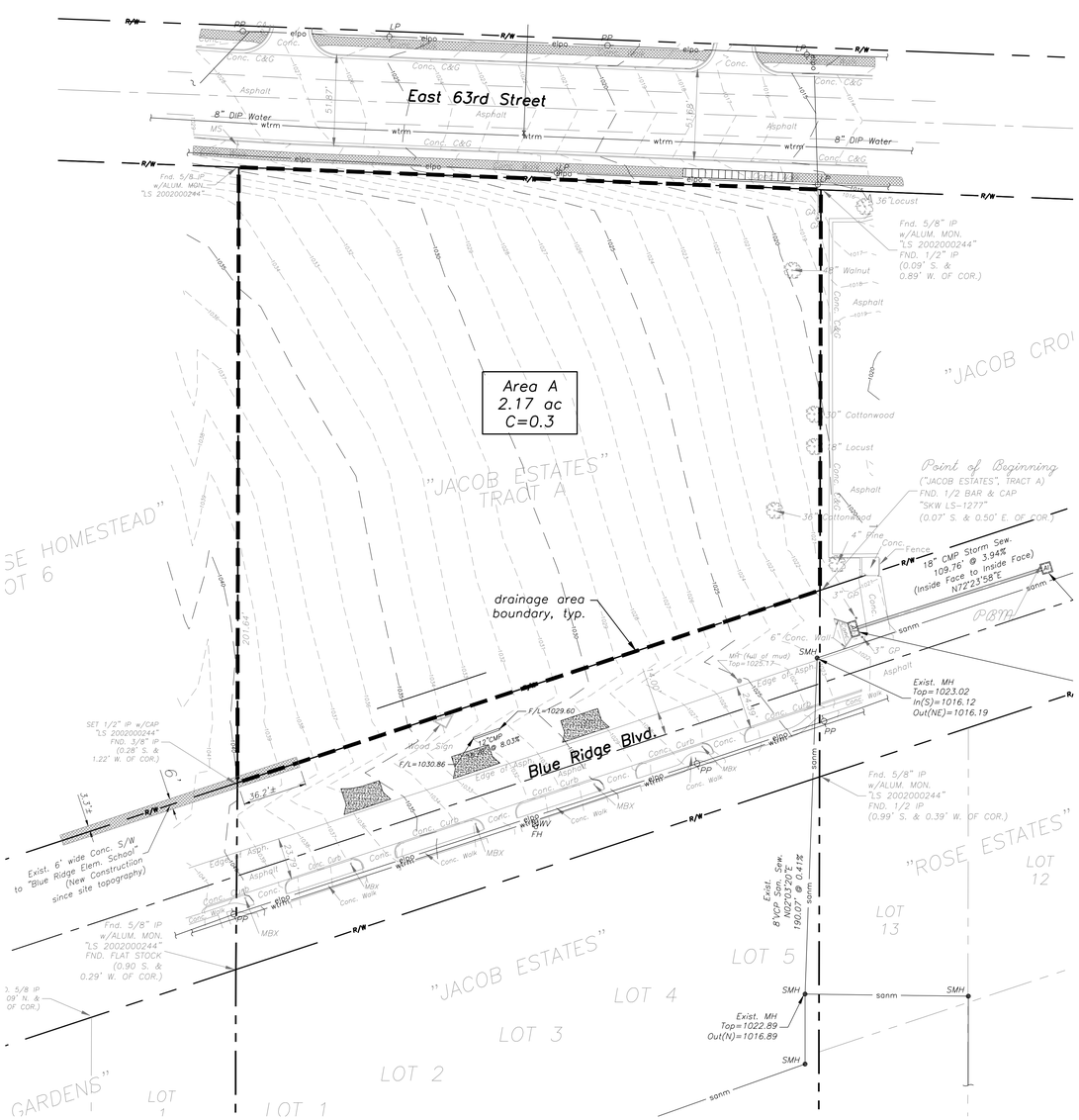
The owner has met with the main street council and the park board and submitted a plan to create a neighborhood garden, neighborhood orchard or a pocket park that would have served as a buffer of 1.34 acres surrounding the 0.83 acres that is proposed for the Dollar General. The owner offered to donate this parcel and partially fund some infrastructure for community use. The owner would like to thank the members of these groups for giving him the time and forum to present his ideas. The stake holders of these groups in the end decided at this time they were not interested. The owner understands the constraints that a parks department or neighborhood group has when current funding

levels are a stretch to maintain its current assets. The offer to donate the property to the school and city was also explored. Same result, no interest.

The owner will have an open house with invitations being in the form of door hangers. The invitations at a minimum will be to all residents within the 185 boundary of the zoning change. This will be done prior to the scheduled planning and zoning meeting. The purpose of this meeting will be to explain the plan in an informal setting.

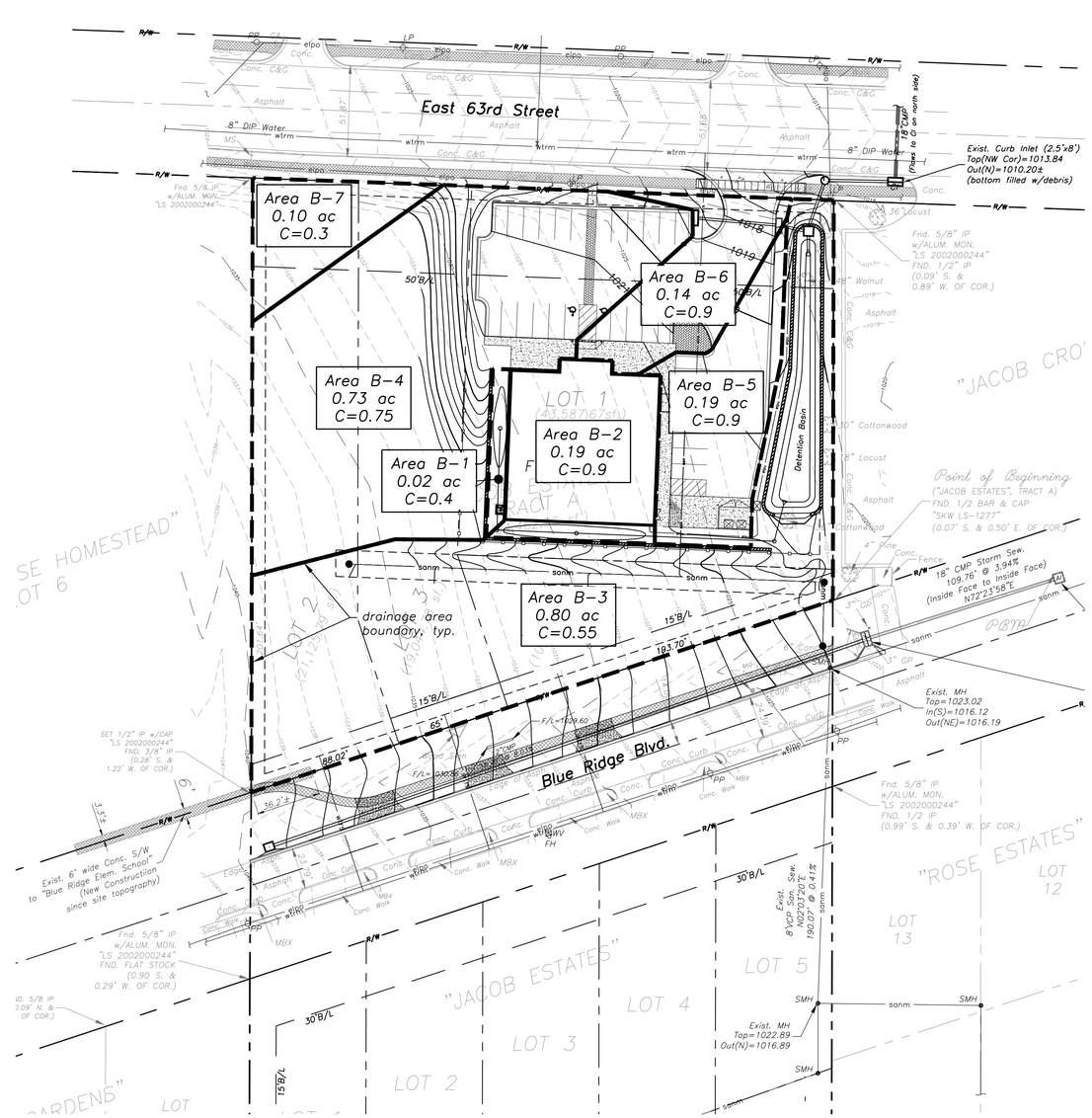
The proposed development would provide are additional property tax roles as well as provide jobs most likely for local residents.

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com




1 Existing Conditions Site Plan

north 1"=40' 0 20 40 80




2 Proposed Conditions Site Plan

north 1"=40' 0 20 40 80

Drainage Area Map

# Jacob Estates 2nd Plat

9109 East 63rd Street
Raytown, Missouri

date
10.21.15
drawn by
DAE
checked by
DAE
revisions

sheet number
**C2.1**

drawing type
preliminary

project number
15101

# FINAL DEVELOPMENT PLAN

# JACOB ESTATES – 2ND PLAT

## RAYTOWN, JACKSON COUNTY, MISSOURI


davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
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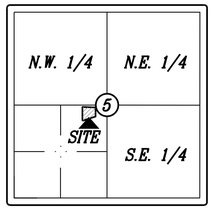
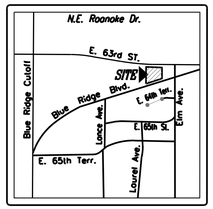



Twp. 48, Rng. 32




Location Map

### Legal Description:

Tract A, Jacob Estates, a subdivision in Raytown, Jackson County, Missouri,

Also being describes as follows: A tract of land being in the Northeast Quarter of the Southwest Quarter of Section 5, Township 48, Range 32, in Raytown, Jackson County, Missouri, also being a part of Lot 7, "Jacob Crouse Homestead", a subdivision in said City and County, being more particularly described as follows: Commencing at the Southeast Corner of Lot 7, said "Jacob Crouse Homestead"; thence along the East line of said Lot 7, North 00 degrees, 07 minutes, 51 seconds East, a distance of 784.87 feet to a point being on the South right–of–way of Blue Ridge Boulevard (as now established); thence North 00 degrees, 07 minutes, 31 seconds East, 105.38 feet to a point on the North right–of–way of Blue Ridge Boulevard (as now established), said point also being the Point of Beginning; thence along the said North right–of–way of Blue Ridge Boulevard, South 71 degrees, 43 minutes, 50 seconds West, a distance of 346.72 feet to a point being on the West line of Lot 7, said "Jacob Crouse Homestead"; thence along the West line of Lot 7, said "Jacob Crouse Homestead", North 00 degrees, 07 minutes, 51 seconds East, a distance of 347.77 feet to a point being on the South right–of–way of East 63rd St. Trafficway (as now established); thence departing the said West line, and along the said South right–of–way of East 63rd St. Trafficway (as now established), South 87 degrees, 48 minutes, 25 seconds East, a distance of 329.21 feet (Plat = 329.00 feet) to a point being on the East line of Lot 7, said "Jacob Crouse Homestead"; thence departing said South right–of–way, and along the East line of Lot 7, said "Jacob Crouse Homestead", South 00 degrees, 08 minutes, 01 seconds West, a distance of 226.48 feet (Deed = 226.29 feet) to the Point of Beginning of this tract of land, containing 2.169 acres or 94,462.96 square feet more or less and subject to all easements, reservations, restrictions of record.

### Site Data:

Total Lot 1 = 43,587.67 sqft.
Building Size = 7,500 sqft.
Building Lot Coverage = 17.21%
Parking Stalls Provided = 31
Standard = 29
ADA = 2

### Utility Notes

Boundary information, existing utilities and topographic features shown are based on information supplied by Borden Survey LLC and others.

The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to call "1–800–344–7483" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.

The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.

The contractor shall coordinate all main taps with the city.

All utility services for this project shall be coordinated with respective utility company by contractor.

All construction shall follow the City of Raytown Design and Construction Manual.

### Floodplain Note

The site lies entirely outside of the 100–year floodplain (zone x) as depicted on the fema flood insurance rate map (firm) community panel no. 0165F (City of Raytown). Map no. 29095C0165F date: September 29, 2006.

### Project Benchmark

BM–1 EXISTING AREA INLET (5'X5')
TOP (NW CORNER) ELEV. = 1018.11

### Construction Notes

1. Proposed sanitary sewer main extension schematic.
2. Proposed sanitary service.
3. Proposed water service line schematic.
4. Gas service line, location unspecified. Coordinate installation with utility company.
5. Telephone/Cable/Data service lines, location unspecified. Coordinate installation and service with utilities/providers.
6. Coordinate primary electric with utility, location unspecified.
7. Construct monument sign, Re: signage plans
8. Parking Bollards as shown on plans.
9. Install storm sewer system, typ.
10. Trash enclosure shall match building in color and material, Re: architectural plans.
11. Construct type 'CG–1' curb & gutter where indicated (see legend).
12. Construct type 'CG–1 dry' curb & gutter where indicated (see legend).
13. Construct mountable curb/apron.
14. Construct concrete commercial entrance.
15. Construct 8" concrete pavement (see legend).
16. Construct heavy–duty asphalt pavement (see legend).
17. Construct standard asphalt pavement (see legend).
18. Construct 5' concrete sidewalk in accordance with city standards (see legend).
19. Construct public ADA accessible sidewalk ramp per city standards.
20. Construct private ADA accessible ramp.
21. Parking, ADA striping and universal symbol to be painted white with 4" stroke, typ.
22. Proposed landscaping plantings, (see landscape plan).
23. Construct 6' vinyl/PVC privacy fence, typ.
24. Proposed stamped concrete crosswalk.
25. Proposed modular block retaining wall.
26. Construct 5'x5' concrete pad at exit door as shown on plans.
27. Install residential driveways and sidewalk (three locations) per City standards.

MISSOURI ONE CALL SYSTEM, INC.
1–800–344–7483
STOP–CALL BEFORE YOU DIG!

### Utility Contacts

Sanitary – City of Raytown
Phone: (816) 737–6012

Water – Raytown Water Company
Phone: (816) 356–0333

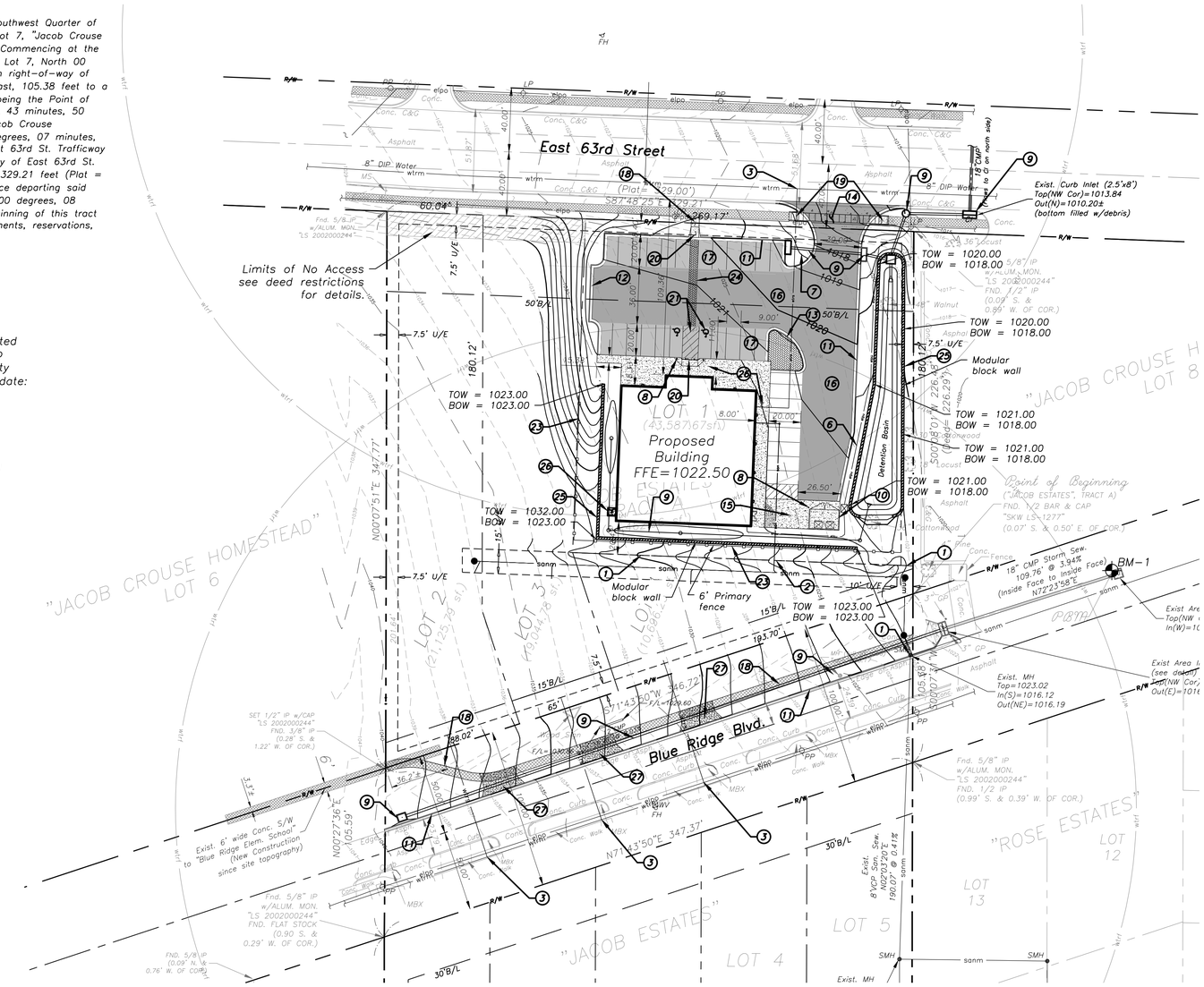
Gas – Missouri Gas Energy
Phone: (800) 582–1234

Electric – KCP&L
Phone: (816) 471–5275

Cable – Comcast
Phone: (816) 795–1100

Phone – AT&T
Phone: (913)383–4934

Fiber – Google Fiber
Phone: (866) 777–7550




1 Site Plan
1"=40'
north
0 20 40 80

### Utility Legend

- existing
- proposed
- elpo — primary electric, overhead
- elsu — electric service, underground
- sans — sanitary sewer service
- gass — gas service
- wtrs — water service
- wtrf — fire protection service
- wtrm — water main
- sanm — sanitary main
- fire hydrant

### Property Legend

- R/W — right of way
- property lines
- lot lines

### Contour Legend

- 999 — existing major contour
- 999 — existing minor contour
- 999 — proposed major contour
- 999 — proposed minor contour

### Construction Legend

- heavy–duty asphalt pavement
- standard asphalt pavement
- concrete pavement
- concrete sidewalk
- type CG–1 dry curb & gutter
- type CG–1 curb & gutter

### Owner / Developer:

GREG STERVINOU CONSTRUCTION CO., INC.
Greg Stervinou, President
10207 E. 100th ST.
Kansas City, Mo. 64157
(816) 838–8815

Final Development Plan
Jacob Estates 2nd Plat
9109 East 63rd Street
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## LANDSCAPING NOTES

A. GRADING NOTES:

1. CONTRACTOR TO GRADE ALL AREAS SHADED IN THE PLAN, INCLUDING ROW.
2. TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
3. TILL SOIL TO A DEPTH OF 4" MINIMUM.
4. REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
5. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
6. ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
7. REFER TO SHEET C2 FOR MAXIMUM SLOPES.

B. LAWN SEEDING AND SODDING NOTES:

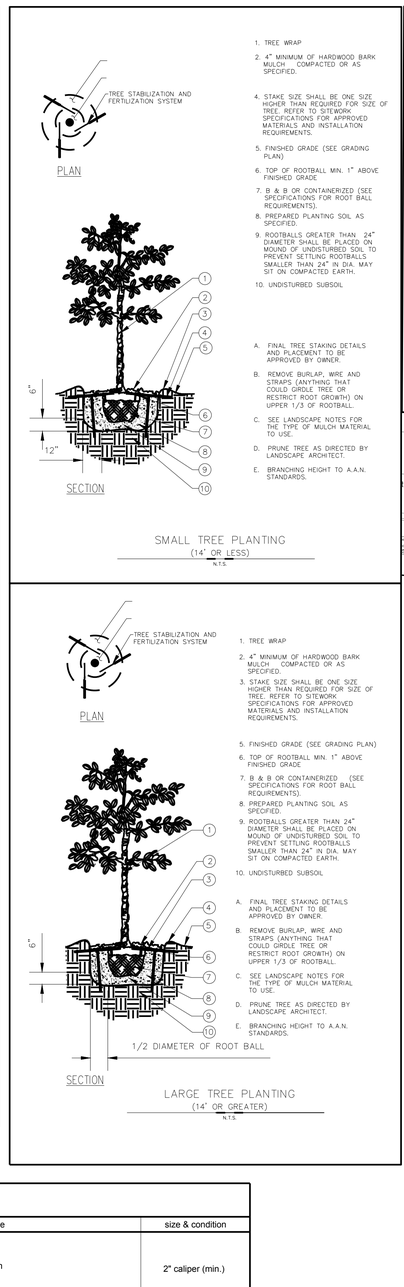
1. ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
2. AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
3. SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. ½ TO ⅓ OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
4. STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
5. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

C. LANDSCAPE NOTES:

1. PROVISIONS FOR LOCAL AND/OR REGIONAL REQUIREMENTS, INCLUDING IRRIGATION, ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTION REQUIREMENTS.
2. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
3. ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
4. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.
5. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
6. PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS A-C ABOVE.
7. MAXIMUM SLOPE CUTS SHALL NOT EXCEED 4:1. ALL DISTURBED GRADES GREATER THAN 8:1 SHALL BE STABILIZED BY SODDING. SODDING PINS ARE TO BE USED ON ALL 4:1 GRADES.
8. VEGETATION AT ENTRY SHOULD BE LOW TO ENSURE VISIBILITY OF STORE.
9. IF TREES ARE REQUIRED IN FRONT OF BUILDING, SELECT SMALL LEAFED, NON DENSE SPECIES THAT WILL NOT INTERFERE WITH THE VISIBILITY OF STORE. THE SPACING SHALL CREATE VISUAL CORRIDORS TO STORE.

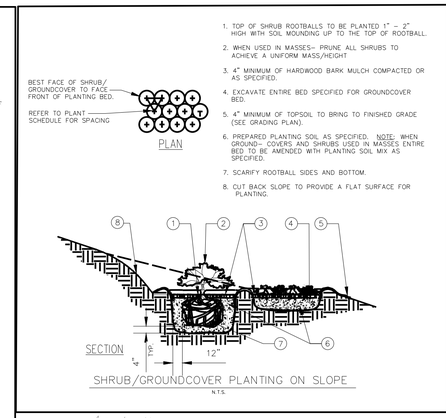
D. IRRIGATION NOTES:

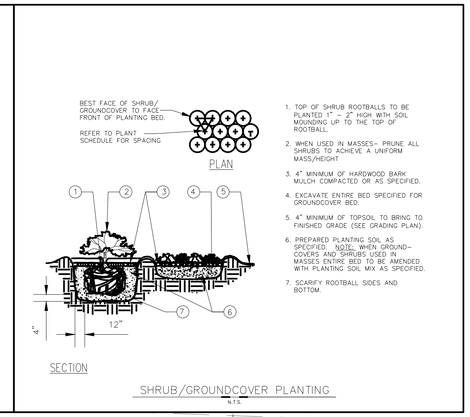
1. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
2. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
3. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
4. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.









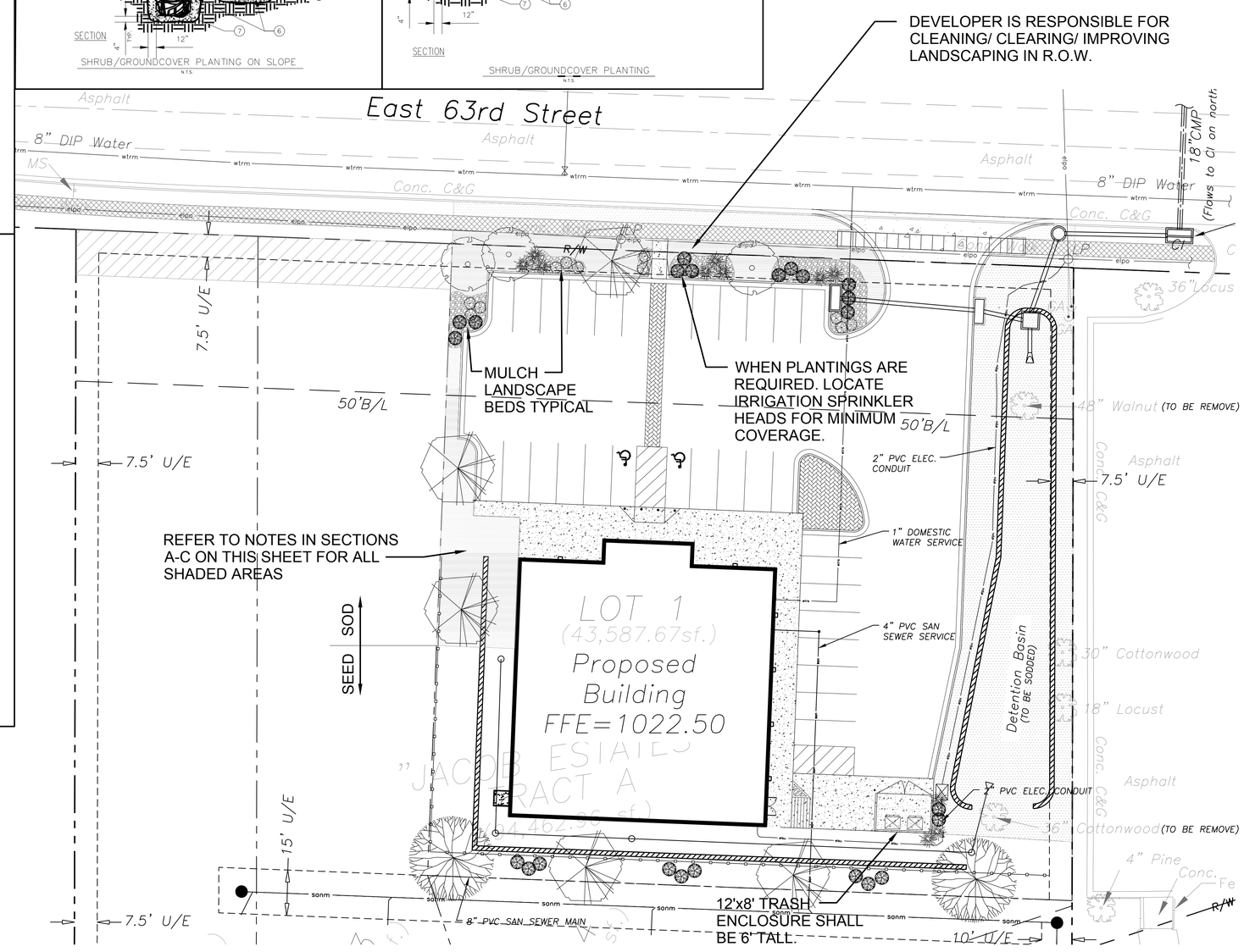

*Notes*

*The contractor shall make every effort to save all existing trees along the east property line with the exception of the 48" walnut as shown on the plans. No additional trees exist within the project site.*

*The proposed trash enclosure shall be constructed using the same materials and color to match the building.*

*All disturbed grades greater than 8:1 shall be stabilized by sodding. Sodding pins are to be used on all grades greater than 4:1.*

*All construction shall follow the City of Raytown Design and Construction Manual.*




*Landscape Calculations*

*Total area of project site (Lot 1) = 43,587.67 sq. ft.*

*Minimum required landscape: one (1) tree and two (2) shrubs per 5,000 sq. ft.*

*Required number of trees = 9*
*Number of trees provided = 10*

*Required number of shrubs = 18*
*Number of shrubs provided = 45*

north

1 Landscape Plan
1"=20'
0 10 20 40

## plant schedule

| | | item | qty. | common name | botanical name | size & condition |
|---|---|---|---|---|---|---|
| shade tree | | 1 | 2 | sugar maple | acer saccharum | 2" caliper (min.) |
| ornamental | | 2 | 5 | downy hawthorn | crataegus mollis scheele | 1.5" caliper (min.) |
| ornamental | | 3 | 3 | eastern redbud | cercis canadensis | 1.5" caliper (min.) |
| ornamental grass | | 4 | 11 | purple fountain | pennisetum setaceum rubrum | 1 - 3 gallon / cont. |
| dec. shrb | | 5 | 11 | shrubby st. johnswart | hypericum prolificum l. | 1 - 3 gallon / cont. |
| dec. shrb | | 6 | 23 | purple prairie verbena | glandularia bipinnatifida | 1 - 3 gallon / cont. |

Landscape Plan
# Jacob Estates 2nd Plat
9109 East 63rd Street
Raytown, Missouri

date
10.21.15
drawn by
DAE
checked by
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revisions

sheet number
**L1.1**
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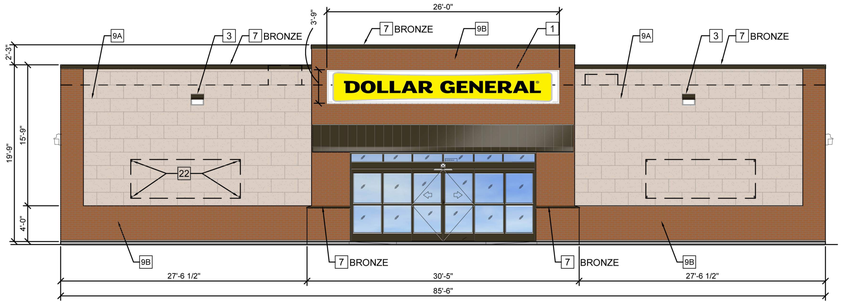
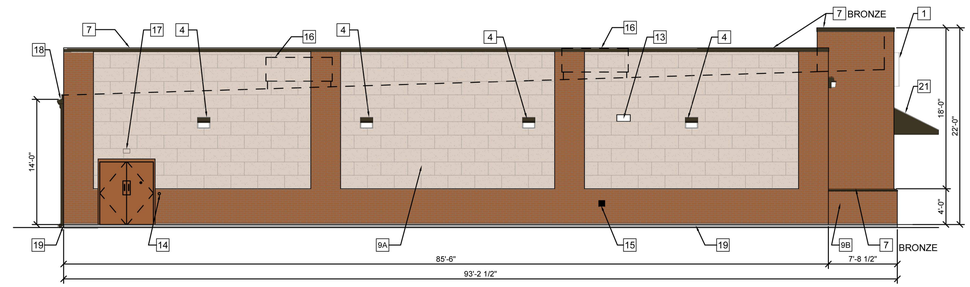
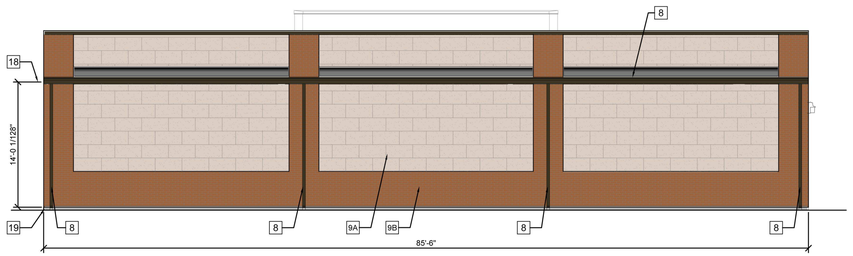


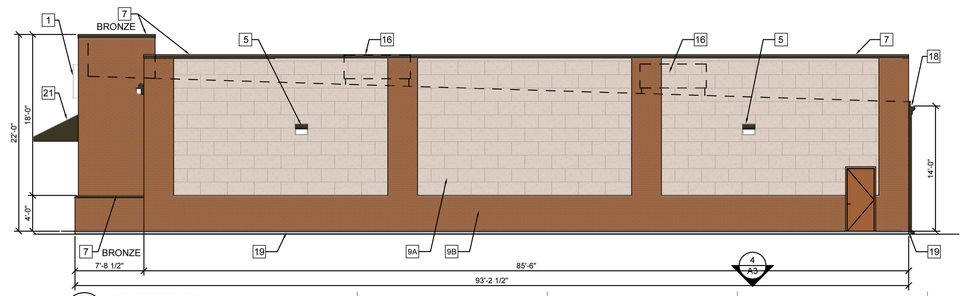

1 FRONT ELEVATION
1/8" = 1'-0"




3 SIDE ELEVATION
1/8" = 1'-0"




2 BACK ELEVATION
1/8" = 1'-0"



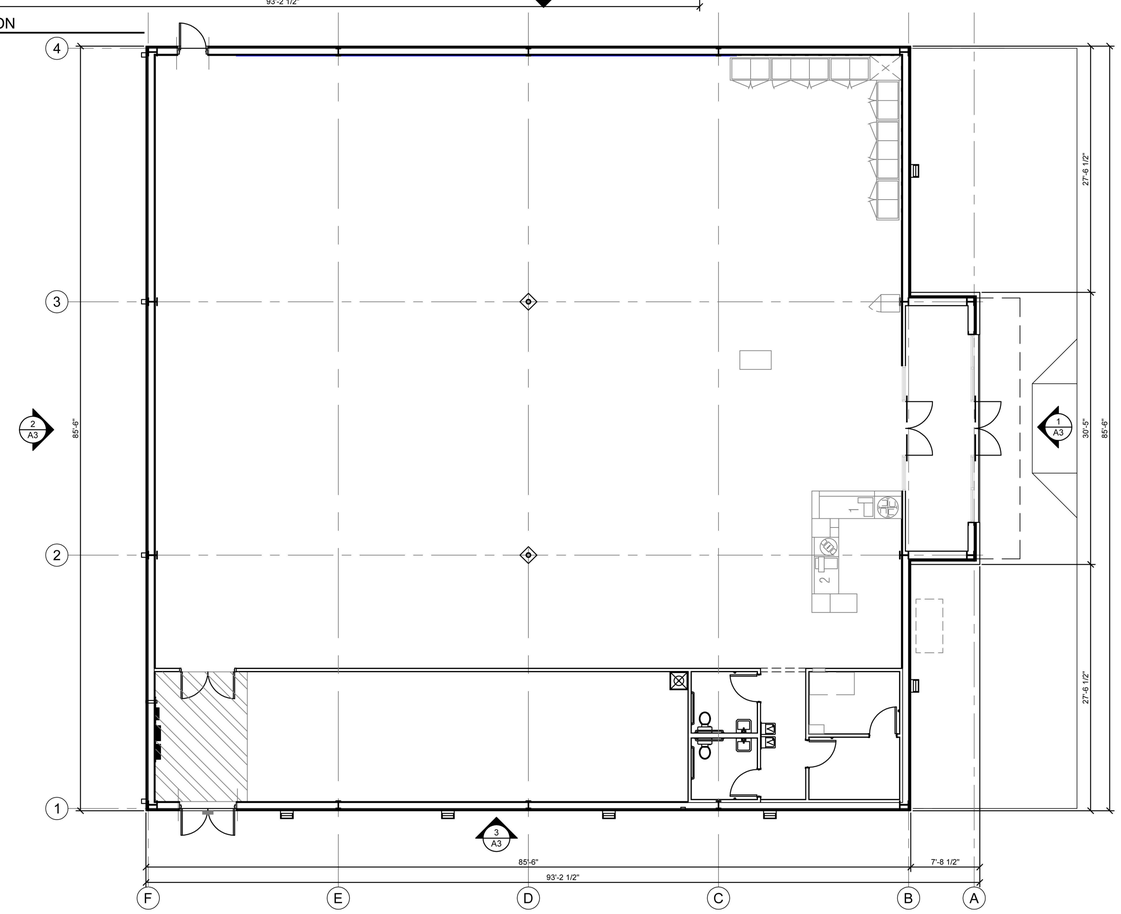

4 SIDE ELEVATION
1/8" = 1'-0"

## ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
3. WALL PACK. 16'-6" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. WALL PACK 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
5. WALL PACK. (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
7. TRIM/COPING/FLASHING - COLOR AS NOTED OR REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
8. GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
9A. NICHIHA PANELS - SANDSTONE: DESERT BEIGE
9B. NICHIHA PANELS - VINTAGE BRICK: PLYMOUTH BRICK CRIMSON
10. STANDING SEAM METAL ROOF. GALVALUME FINISH.
13. VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
14. DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
15. WALL HYDRANT. REFER TO P01 FOR ADDITIONAL INFORMATION.
16. HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
18. MINIMUM GUTTER SLOT HEIGHT IS 14'-0" A.F.F.
19. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
20. IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
21. METAL AWNING BY PEMB MANUFACTURER. REFER TO STRUCTURAL SHEETS FOR COLOR.
22. 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.

9A-NICHIHA PANEL
SANDSTONE
DESERT BEIGE

9B-NICHIHA PANEL
PLYMOUTH BRICK
CRIMSON




FIBER CEMENT PRODUCTS:
NICHIHA USA, INC.
9A - SANDSTONE: DESERT BEIGE
9B - PLYMONTH BRICK: CRIMSON

| PRE-ENGINEERED METAL BUILDING VENDOR | VP BUILDINGS | STAR BUILDING SYSTEMS | NUCOR BUILDING SYSTEMS | BIG BEE STEEL BUILDINGS, INC. |
|---|---|---|---|---|
| | ATTN: DAVID ENGLISH (901) 748-6103 | ATTN: JEFF HORN 866-664-8899 | ATTN: BOB BARRY 315-622-4440 or 260-837-7891 | ATTN: KEVIN BUSLER 800-633-3378 |

## EXTERIOR FINISHES

| EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUYILDING SYSTEM'S FINISH SELECTION. | COOL EGYPTIAN WHITE | COOL DARK BRONZE | BRONZE | COOL COTTON WHITE | GALVALUME | LIGHT STONE | MEDIUM BRONZE KYNAR 500 | BRONZE | POLAR WHITE | GALVALUME | LIGHT STONE | MEDIUM BRONZE KYNAR 500 | BRONZE | POLAR WHITE | GALVALUME | SANDSTONE | BURNISHED SLATE | BRONZE | POLAR WHITE | GALVALUME |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GUTTERS | | | • | | | | | • | | | | | • | | | | | • | | |
| DOWN SPOUTS | | | • | | | | | • | | | | | • | | | | | • | | |
| FLAT METAL SOFFIT AT STOREFRONT VESTIBULE CEILING. | | | | • | | | | | • | | | | | • | | | | | • | |
| BUILDING PARAPET WALL AND CANOPY | | | • | | | | | • | | | | | • | | | | | • | | |
| STOREFRONT SYSTEM | | | • | | | | | • | | | | | • | | | | | • | | |
| STANDARD METAL ROOF PANELS | | | | | • | | | | | • | | | | | • | | | | | • |

NOTE: REFER TO SHEET CVR FOR RECOMMENDED NATIONAL ACCOUNT VENDORS.


Robert E. Walker, IV
Ohio Reg. # - 0914817
Exp. - 12/31/15

**Robert E. Walker, IV**
**Architect**

2229 FIRST AVE. SOUTH
SUITE 110
BIRMINGHAM, Alabama
35233
T-205.254.3212
F-205.254.3269


**DOLLAR GENERAL BUILDING**
Home Road
Grove City, OH
Franklin County

**CONSTRUCTION DOCUMENTS**

PROJECT NO.: 8006.582
ISSUED: 06/26/15

EXTERIOR ELEVATIONS

**A3**

# CITY OF RAYTOWN
# Request for Board Action

**Date: January 15, 2016** **Bill No. 6405-16**
**To: Mayor and Board of Aldermen** **Section No.: XIII**
**From: John Benson, Director of Development & Public Affairs**

**Department Head Approval:** _____

**Finance Director Approval:** _____ (only if funding requested)

**City Administrator Approval:** _____

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**Action Requested:** Approval of Final Plat of Jacob Estates 2nd Plat.

**Recommendation:** The Planning & Zoning Commission by a vote of 8 in favor and 1 against recommends approval of the Final Plat of Jacob Estates 2nd Plat.

**Analysis:** Greg Stervinou Construction, Inc. is seeking approval of the Final Plat of Jacob Estates 2nd Plat. The final plat proposes to replat a 2.17 acre undeveloped tract of land into four lots. Lot 1 will front onto 63rd Street while Lots 2, 3 and 4 will front on Blue Ridge Boulevard. Lots 2 and 3 will extend through to 63rd Street but will not be allowed to access 63rd Street due to limited sight distance on 63rd Street due to the crest of a hill. The final plat is proposed as the applicant is seeking to develop Lot 1 for commercial purposes while Lots 2, 3 and 4 are intended to be developed for single-family homes.

**Alternatives:** Alternatives to the recommendation of the Planning & Zoning Commission would be to either deny the final plat application or refer the application back to the Planning & Zoning Commission for revisions and/or further review.

**Budgetary Impact:** This application does not require the City to provide any funding.
☒ Not Applicable

**Additional Reports Attached:**

- Staff Report on this application for the January 19, 2016 Planning & Zoning Commission meeting.

# STAFF REPORT

**TO:** **City of Raytown Planning and Zoning Commission**

**FROM:** **Development & Public Affairs Department**

**DATE:** **January 7, 2015**

**SUBJECT:** **AGENDA ITEM NO. 5.B: Final Plat of Jacob Estates 2nd Plat**

## Background Information

Greg Stervinou Construction, Inc. is seeking approval of the Final Plat of Jacob Estates 2nd Plat. The final plat proposes to replat a 2.17 acre undeveloped tract of land into four lots. Lot 1 will front onto 63rd Street while Lots 2, 3 and 4 will front on Blue Ridge Boulevard. Lots 2 and 3 will extend through to 63rd Street but will not be allowed to access 63rd Street due to limited sight distance on 63rd Street due to the crest of a hill. The final plat is proposed as the applicant is seeking to develop Lot 1 for commercial purposes while Lots 2, 3 and 4 are intended to be developed for single-family homes.

## Matters to be Considered

1. **Conformance to the Subdivision Regulations and other ordinances of the City of Raytown.**
   The final plat has been reviewed in respect to the final plat content requirements of the City of Raytown Subdivision Regulations as well as the applicable bulk regulations of the Neighborhood Commercial (NC) and Low Density Residential (R-1) Zoning Districts specified in the Raytown Zoning Ordinance. Based upon this review the final plat has been found to:
   - Contain all required information specified by the City of Raytown Subdivision Regulations for final plats;
   - Meets the bulk regulations of the Neighborhood Commercial (NC) and Low Density Residential (R-1) zoning districts; and
   - Is in conformity with the proposed Preliminary Site Development Plan that was submitted as part of the rezoning application (see agenda item 5A).

2. **Adequacy of public facilities and utilities to serve the proposed development.**

   Sanitary Sewer System: The city's existing sanitary sewer system is capable of accommodating the sewage from the type of uses that would be allowed on the property.

   Storm Water: There are existing storm water facilities in the area in which the subject property is located. To ensure that the existing storm water facilities are capable of accommodating storm water runoff from the property, when the property is developed Raytown City Code will require construction of a storm water detention facility so that properties downstream are not adversely impacted by any increased storm water runoff caused by the new development. The detention basin will collect the storm water runoff and discharge it into the existing storm sewer system on 63rd Street at a slower rate. The Public Works Department has reviewed the final plat and has approved it subject to submittal and approval of a final storm drainage study for the development on the property, which, as previously stated, will be required by city code prior to development of the property.

   Water: Existing water services is available in the area in which the subject property is located and is capable of serving the type of uses allowed on each of the lots.

   Streets: The final indicates the existing street right-of-way and pavement widths. The existing right-of-way and pavement widths are sufficient to accommodate the anticipated traffic from the type of uses that would be allowed on the property.

3. **Consistency with the approved preliminary plat.**
   The Final Plat is consistent with the site development plan, which serves as the preliminary plat that was submitted as part of the proposed rezoning application for this property.

4. **Consideration of sound land planning principles on the site including lot layout and topography.**

   63rd Street has limited sight distance that restricts the location of the driveway on the property to the eastern side of Lot 1. Due to the site distance issue, Lots 2 and 3 which each have rear yards that abut 63rd Street will be prohibited from having access onto 63rd Street. Instead, each of the residential lots will be able to safely access onto Blue Ridge Boulevard as do other residential lots in the area.

   To avoid potential downstream flooding from increased storm water runoff from the subject property when it is developed, a storm water detention basin will be required to be constructed on the property. As indicated on the site development plan submitted as part of the rezoning application for this property (see agenda item 5A), a storm water detention facility is proposed to be constructed along the east property line on Lot 1. This detention facility will collect storm water runoff from each of the four lots at a rate that will comply with the City of Raytown's adopted storm water runoff requirements of a maximum of 1.8 cubic feet [of water] per second (cfs).

## Staff Recommendation

Staff recommends approval of the Final Plat of Jacob Estates subject to approval of the application to rezone the property as proposed in agenda item 5.B.

# MINUTES

# CITY OF RAYTOWN

# PLANNING AND ZONING COMMISSION MEETING

**January 7, 2016**

**Raytown City Hall**
**Board of Aldermen Chambers**
**10000 East 59th Street**
**Raytown, Missouri 64133**

**REGULAR MEETING**

**7:00 pm**

1. **Welcome by Chairperson.**

   Chairman Wilson welcomed everyone to the January 7, 2015 Planning and Zoning Meeting and.

2. **Call meeting to order and Roll Call.** Mr. Wilson called the meeting to order. Roll call was taken with the following Commission members in attendance.

| | | |
|---|---|---|
| Wilson: Present | Jimenez: Present | Stock: Present |
| Bettis: Present | Robinson: Present | Lightfoot: Present |
| Hartwell: Present | Dwight: Present | Meyers: Present |

   Also present: John Benson, Director of Development and Public Affairs; Joe Willerth, City Attorney; June Van Loo, Permit Technician; and Scott Peterson, Permit Technician.

3. **Approval of minutes**

   A. **December 3, 2015 meeting**
      1. Revisions- None.
      2. Motion- Ms. Stock motioned to approve the minutes.
      3. Second- Mr. Lightfoot seconded the motion.
      4. Additional Board Discussion- None
      5. Vote- Motion passed unanimously 9-0.

4. **Old Business –** None

5. **New Business**

   A. **Application: Application proposing to rezone land located at 9109 East 63rd Street from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1)**
      **Case No.: PZ-2016-01**
      **Applicant: Greg Stervinou**

      1. Open Public Hearing: Mr. Wilson opened the public hearing.
      2. Explain Procedure for a Public Hearing and swear-in speakers: Mr. Willerth swore in those wishing to speak on the application.
      3. Enter Relevant City Exhibits into the Record: Mr. Wilson entered the following items as exhibits.
         a. Rezoning Application submitted by applicant
         b. Site Development Plan submitted by applicant for area proposed to be rezoned to NC-P
         c. Publication of Notice of Public Hearing in Daily Record Newspaper Advertisement

d. Public Hearing Notices sent to property owners within 185-feet of subject property
e. City of Raytown Zoning Ordinance, as amended
f. City of Raytown Comprehensive Plan

4. Explanation of any exparte' communication from Commission members regarding the application: None

   Introduction of Application by Staff: Mr. Benson introduced PZ-2016-001 and stated that Greg Stervinou is seeking to rezone a portion of a 1.37 area of vacant High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial and Planned Zoning Overlay District (NC-P) and the remaining portion from High Density Residential and Planned Zoning Overlay District (RP-3) to Low Density Residential (R-1). The property proposed to be rezoned is located at 9109 E. 63rd Street and, as indicated on the aerial photo on the wall, is bounded by 63rd Street on the north and Blue Ridge Boulevard on the south, Blue Ridge Elementary School to the west and an office building to the east. The zoning is being sought as a Dollar General store is proposed to be constructed on the northeast side of the property and three single-family residential lots are proposed to be created on the south and west side of the property. In 2012 the applicant submitted a similar rezoning application for this property which included a site development plan for construction of a Dollar General on this property. The previous rezoning application and development plan proposed to use the entire property for a Dollar General store. Prior to final action on that rezoning application, however, the applicant withdrew the application.

5. Presentation of Application by Applicant: Ralph Monaco, I am and attorney and I live at 7013 Englewood, Raytown, MO 64133. I want to give a little back ground when Mr. Strevinou purchased the property and was originally plated as the current planned district overlay it was determined that you could not develop the land with 24 units because of the cost. Mr. Strevinou learned in this process that the site distance that is required along 63rd street cannot be done as residential. Blue Ridge Boulevard that runs in front of Blue Ridge Elementary School, lots 2, 3 and 4 the plan is to make them residential 1. The traffic flow police study that was done I believe in 2011 approved the plan that it would not create additional traffic as long as we did not have that residential traffic flowing on to 63rd Street. We plan to comply with all Staff Recommendations.

   Mr. Meyers asked about storm water retention. Mr. Benson explained the process with the storm water retention plan.

   Mr. Lightfoot asked if the three residential lots are going to be lots for sale or is he going to build houses on the lots. Greg Stervinou, 10207 NE 100th Street, Kansas City, MO. The plan would be if the zoning goes through we would put the foundations and driveway approaches and sidewalks in at the same time that the Dollar General work is being done.

   Ms. Dwight asked what a modular block wall was. Mr. Paul Miller, 3505 SW Park Lane Blue Springs MO explained that a modular block wall goes behind the building and the 6 foot privacy fence sits on top of that and provides more privacy.

   Ms. Hartwell asked if the entrance to this building would come off Blue Ridge. Mr. Benson Stated no they come off 63rd street.

   Mr. Wilson asked Mr. Benson if this would be considered part of the CDB Design Standards. Mr. Benson stated it would not as the property is not located within the boundaries for those standards.

   Mr. Wilson asked if the plan was to go forward immediately with the development of house. Mr. Stervinou stated if all the plans pass they would move forward.

6. Request for Public Comment:

   Steve Shelton, 12308 E. 63rd Terrace, Kansas City, MO. Stated he was there representing the Raytown School District. He stated Blue Ridge Elementary School abuts the development and said that dismissal and pick up times at the school are very busy. He said they also have a playground that butts up to the property. He asked if there was a traffic study completed and if it addressed the impact of Dollar General on dismissal and pick up times at the school. Mr. Benson stated he would have to check on the projected traffic volumes but that it did look at the impact on peak hour traffic periods on 63rd Street, which is classified as an arterial street, and found that 63rd Street would be able to accommodate the increased traffic.

   William Wall, 6405 Blue Ridge Blvd., stated he had a question regarding the setback of a privacy fence on the proposed residential lots that would back up to 63rd Street. Mr. Benson stated a privacy fence could be built along the back yard but if it were over 42 inches in height it could not come within 10 feet of the right-of-way line of 63rd Street. Mr. Wall asked does that restriction apply to shrubs and plants. Mr. Benson stated it does not.

   Mr. Wall stated he lives directly across from the pickup and drop off points for Blue Ridge Elementary School and that traffic at pick up times makes it difficult for property owners along Blue Ridge Blvd. to get out of their property for about an hour in the afternoon.

   Linda Dumall said that school pick up traffic is worse than it was 20 years ago when her son went to school at Blue Ridge Elementary and that drivers are inconsiderate about letting home owners get out and in their property.

7. Additional Staff Comments and Recommendation: Mr. Benson stated that on 63RD street there is a sight distance issue and that along Blue Ridge Blvd. public infrastructure built would be constructed. Staff is recommending approval of the rezoning and site development plan as proposed subject to a final storm drainage study being submitted to and approved by the Public Works Department prior to development of the property.

8. Board Discussion:

   Board discussion occurred relating to whether the lights on the exterior of the building would be directed downward so that the light element would not be visible from off of the property. Mr. Miller stated he did not have the specifications for the lights fixtures with him but the lights will direct the light down.

   Ms. Hartwell asked how residents would be able to get in or out of their driveway on the proposed residential lots during school pick up. Mr. Benson said that it would require the drivers of the cars picking up their children to allow those residents to pull into and back out of their driveways.

9. Close Public Hearing: Mr. Wilson closed the public hearing.

10. Board Decision to Approve, Conditionally Approve or Deny the Application. Mr. Wilson asked Commission members for a motion.
    a. Motion- Ms. Stock made a motion to approve PZ-2016-001 with staff recommendations.
    b. Second- Mr. Jimenez seconded the motion
    c. Additional Board Discussion- Ms. Hartwell stated she will be voting no on this application as she has concerns about the commercial lot abutting the proposed residential lots.
    d. Vote-

       | | |
       |---|---|
       | Stock | Yes |
       | Jimenez | Yes |
       | Lightfoot | Yes |
       | Robinson | Yes |

Hartwell No
Dwight Yes
Bettis No
Meyers Yes
Wilson Yes
Motion passed 7-2

B. **Application: Final Plat for Jacob Estates 2nd Plat**
**Case No.: PZ-2016-002**
**Applicant: Greg Stervinou**

1. Open Public Hearing: Mr. Wilson opened the Public Hearing.
2. Explanation of any exparte'communications from Commission members regarding the application.

   None

   Introduction of Application by Staff: Mr. Benson introduced the application to the Board and stated the final plat is for the same property as the previous application. He stated that the final plat proposes the creation of four lots, one for commercial and three for single family residential. Mr. Benson also stated that the right-of-way for Blue Ridge Boulevard is 100 feet wide and the street is not centered in the right-of-way. Rather it is located in the southern portion of the right-of-way. Because of this, the final plat proposes the front yard setback of the three residential lots to be 15 feet which would allow the new homes on these lots to be the same distance from the edge of the street pavement as homes on the south side of Blue Ridge Boulevard.
3. Presentation of Application by Applicant: Additional Comments by Applicant, if necessary:

   The applicant stated they had no further information to provide other than what had been provided as part of their presentation for the proceeding agenda item relating to their rezoning application.
4. Board Discussion:

   None.
5. Close Public Hearing: Mr. Wilson closed the public hearing.
6. Board Decision to Approve, Conditionally Approve or Deny the Application: Mr. Wilson asked Commission members for a motion.
   a. Motion-Ms. Stock moved that the application for Jacob Estates PZ-2016-002 be approved with the staff recommendation.
   b. Second-Mr. Robinson seconded the motion
   c. Additional Board Discussion- Mr. Meyers asked if there was an anticipated construction date.
      Mr. Miller stated it was not certain but that it could be as early as mid-August.
   d. Vote-
      Stock Yes
      Lightfoot Yes
      Meyers Yes
      Jimenez Yes
      Dwight Yes
      Hartwell No
      Bettis Yes
      Wilson Yes
      Motioned passed 8-1

6. **Other Business:** The Commission will hold a work session at 6:00 pm on January 21, 2016 to continue their review of the Comprehensive Plan.
7. **Planning Projects Report:** Mr. Benson discussed an upcoming Communities for All Ages Workshop that will be held at MARC on January 27th from 6-8 pm.
8. **Set Future Meeting Date**: Mr. Wilson stated that the next regular meeting of the Commission will be held on February 4, 2016.
9. **Adjourn:** With no further business to consider Mr. Wilson adjourned the meeting.

**BILL NO. 6406-16 ORDINANCE NO._____ SECTION NO. XX-B**

**AN ORDINANCE APPROVING THE FINAL PLAT OF JACOB ESTATES 2nd PLAT, A SUBDIVISION OF THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.**

**WHEREAS**, Application No. PZ-2016-002, submitted by Greg Stervinou Construction, Inc. requesting approval of the Final Plat of Jacob Estates 2nd Plat, a subdivision of the City of Raytown, Jackson County, Missouri, was referred to the Planning Commission; and

**WHEREAS**, the Planning & Zoning Commission considered the application on January 7, 2016, and by a vote of 8 in favor and 1 against rendered a report to the Board of Aldermen recommending that the final plat be approved; and

**WHEREAS**, the Board of Aldermen considered the Final Plat of Jacob Estates 2nd Plat on January 19, 2016 and on February 2, 2016 and rendered a decision to approve the final plat of Jacob Estates 2nd Plat.

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

**SECTION 1 – GRANT OF APPROVAL OF FINAL PLAT**. That the Final Plat of Jacob Estates 2nd Plat, a subdivision in the City of Raytown, Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein, is hereby approved, replatting the following described property:

*(INSERT LEGAL DESCRIPTION HERE)*

**SECTION 2 – DEDICATION OF STREET RIGHT-OF-WAY**. That the dedication to the City of Raytown for street right-of-way as shown on the plat, not heretofore dedicated to the public is hereby accepted for the purpose as therein set out.

**SECTION 3 – DEDICATION OF EASEMENTS.** That the dedication to the City Raytown of an easement or license to locate, construct and maintain or to authorize the location, construction and maintenance and use of conduits for all or any purpose, water, gas, sewer mains, poles and wires or all or any of them, over under and along the strips of land marked "UTILITY EASEMENT" or "U/E is hereby accepted for the purpose as therein set out.

**SECTION 4 - REPEAL OF ORDINANCES IN CONFLICT.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 5 – SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 6 – EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this ___ day of February, 2016.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved to as Form:

_____
Joe Willerth, City Attorney

Case Number:_____
Date Received:_____
Fee Paid:$100.00 + $3.00 / lot

# City of Raytown
# Application for Final Plat

1. Name, address and phone number of property owner(s):
   Greg Stervinou Const. Co.
   10207 E. 100th Street
   Kansas City, Mo. 64157
   816-838-8815

2. Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:
   Area Surveyors
   P.O. Box 324
   Grandview Mo 64030

3. Name, address and phone number of developer(s):
   Greg Stervinou Const Co.

4. Legal description of the land to be subdivided (please attach a deed showing the legal description and the ownership of the tract(s) on a separate sheet).

5. Approximate street address or location:
   Approx. 9109 E. 63rd St.

6. Name of proposed subdivision:
   Jacob Estates 2nd Plat

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

8. Site Characteristics

A. Total acreage of subdivision: 2.17 acres

B. Acreage this phase (if applicable): _____

C. Current zoning classification: R-3 High Density Residential

D. Proposed zoning classification (if applicable): Neighborhood Commercial & R-1

E. Total number of lots: 4

F. Lots this phase (if applicable): 4

G. Lot Area

Maximum: 1 acre

Minimum: 0.25 acres

Average: _____

9. Public Improvements

Public improvements are required for subdivisions of land in Raytown, such as public roadways, sidewalks, water, sanitary sewer, storm sewer, etc. All improvements must be constructed to City standards.

A. Streets:

Classification (local, collector or arterial): Existing

Proposed surface material: _____

Length of roadway: _____

Maximum grade: _____

✓ How will the configuration of streets in this development fit with the transportation network of Raytown? How will the traffic generated from this development affect the traffic circulation in the area? Explain in detail on separate sheets.

A traffic study has been provided with previous submittals

B. Will this development be served by public water? yes

C. Will this development be served by public sanitary sewer? yes

D. Will this development be served by public storm sewer? Yes

E. Describe the drainage plan for this development, including any easements. Please attach a separate sheet. On Site Drainage To Existing System

F. Will parkland or green space be dedicated? No

## 10. Construction Guarantee

The City of Raytown Subdivision Regulations offer 4 options for construction of public improvements within the City. Developers must indicate the options elected.

Option 1: Complete all required public improvements prior to Board of Aldermen final approval and recording of the plat.

Option 2: Post a performance bond to the benefit of the City in the amount of the remaining construction costs. Bonds are presented to the Board of Aldermen with the final plat.

Option 3: Enter into an escrow agreement for the remaining construction costs. Escrow agreements are presented to the Board of Aldermen with the final plat.

Option 4: Delay construction or bonding until final approval, upon which an escrow agreement or performance bond for 110% of the construction costs must be submitted.

**All public improvements must be inspected.** No Certificates of Occupancy will be issued before final approval of the public improvements. Developers must file a maintenance bond for 25% of the cost of construction to run for 2 years before acceptance of the improvements by the Raytown Board of Aldermen.

Option selected for street construction: Option 1

Option selected for sanitary sewer construction: Option 1

Option selected for storm sewer construction: Option 1

Option selected for other construction: Option 1

Option selected for other construction: Option 1

Have construction plans for the improvements been submitted to the Community Development Department? No