

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
JANUARY 21, 2025
REGULAR SESSION NO. 43
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.

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

Public comments can be made in-person by signing in before the meeting using the sign-in sheet available in the City Hall Council Chamber. To make public comments remotely, please use the Zoom Webinar ID and Passcode below and notify the Clerk, using the contact information above, of your intent to give a Public Comment remotely during the live online meeting, or send your Public Comments to the City Clerk at the email address above by 12:00 p.m. (noon) on January 21, 2025 so that your comments can be presented in writing to the Board of Aldermen during the Public Comments section of the meeting agenda. All Public Comments received will be kept on file in the City Clerk's office.

zoom.us/join
Webinar ID: 890 5530 6604
Passcode: 999592

OPENING SESSION

Invocation/Pledge of Allegiance
Roll Call

Public Comments

Comments from the Mayor
Comments from the City Administrator
Committee Reports

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. An item designated for the Consent Agenda may be removed from the Consent Agenda at the request of the Mayor or an Alderman, where there is no objection by the remaining members of the Board. If there is an objection to removal of an item from the Consent Agenda, the item may be removed by a motion and vote of the Board.

1a. Minutes from the January 7, 2025 Board of Aldermen Meeting

1b. R-3679-25: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF ANGEL ABERCROMBIE TO THE RAYTOWN PARK BOARD. Point of Contact: Teresa Henry, City Clerk.

1c. R-3680-25: A RESOLUTION DECLARING CERTAIN PROPERTY OWNED BY THE CITY OF RAYTOWN AS SURPLUS AND AUTHORIZING DISPOSITION OF SUCH PROPERTY BY AUCTION. Point of Contact: Robinson Camp, Public Works Director.

1d. R-3681-25: A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF BRINE EQUIPMENT FROM C & H OUTDOOR, LLC DBA SNO-BIZ OFF THE SOURCEWELL COOPERATIVE PURCHASE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$81,186.53 FOR FISCAL YEAR 2024-2025. Point of Contact: Robinson Camp, Public Works Director.

OLD BUSINESS

2. **SECOND READING: Bill No. 6687-25, Section XIII: AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO JESSICA KECK, EVERGY, FOR THE CONSTRUCTION AND EXPANSION OF A “UTILITY, MAJOR” SUBSTATION FACILITY AT THE SOUTHEAST CORNER OF E. 59TH STREET AND WOODSON ROAD, PARCEL ID #: 44-320-14-04-00-0-00-000 IN AN R-1, LOW-DENSITY RESIDENTIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI Point of Contact: Diane Egger, Community Development Director.

NEW BUSINESS

3. Public Hearing: A public hearing to approve a Final Plat for property located South of 85th Place and east of Lane Avenue.
 - 3a. **FIRST READING: Bill No. 6688-25, Section XIII: AN ORDINANCE** APPROVING THE “FINAL PLAT OF UTOPIA GARDENS” LOCATED SOUTH OF 85TH PLACE AND EAST OF LANE AVENUE, COMPRISING 1.76 ACRES, AND LOCATED WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.
4. **R-3682-25: A RESOLUTION** AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH THE MEJORANDO GROUP IN AN AMOUNT NOT TO EXCEED \$46,543.61 AND AMEND THE FISCAL YEAR 2024-2025 BUDGET . Point of Contact: Damon Hodges, City Administrator.

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
JANUARY 7, 2025
REGULAR SESSION NO. 42
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.

Mayor Michael McDonough called the January 7, 2025, Board of Aldermen Regular meeting to order at 7:00 p.m. Alderman Loretha Hayden provided the invocation and led the pledge of allegiance.

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

Present: Alderman Greg Walters, Alderman Ian Scott, Alderman Jim Aziere, Alderman Loretha Hayden, Alderman Ryan Myers, Alderman Janet Emerson, Alderman Theresa Garza, Alderman Bill Van Buskirk

Absent: Alderman Bonnaye Mims, Alderman Diane Krizek

Public Comments

Alderman Krizek joined the meeting at 7:03 p.m.

Morris Melloy, 5816 Manning

Lisa Emerson, 57th Terrace

Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

Communication from the City Administrator

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

Committee Reports

Alderman Mims joined the meeting at 7:15 p.m.

Comments were shared by Aldermen Garza, Walters, Hayden, Bill Van Buskirk, Aziere, Mims, and Emerson.

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. An item designated for the Consent Agenda may be removed from the Consent Agenda at the request of the Mayor or an Alderman, where there is no objection by the remaining members of the Board. If there is an objection to removal of an item from the Consent Agenda, the item may be removed by a motion and vote of the Board.

Minutes from the December 17, 2024 Board of Aldermen Meeting

R-3675-25: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF LISA EMERSON AS THE WARD 3 REPRESENTATIVE TO THE SPECIAL SALES TAX REVIEW COMMITTEE. Point of Contact: Teresa Henry, City Clerk.

R-3676-25: A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF FUEL FROM JOHN MOORE OIL COMPANY OFF THE CITY OF LEE'S SUMMIT, MISSOURI COOPERATIVE PURCHASE CONTRACT FOR FISCAL YEAR 2024-2025 IN AN AMOUNT NOT TO EXCEED \$180,986.00. Point of Contact: Robinson Camp, Public Works Director.

R-3677-25: A RESOLUTION AUTHORIZING AND APPROVING THE CONTINUANCE OF A MAINTENANCE AGREEMENT BY AND BETWEEN AZTECA SYSTEMS HOLDINGS, LLC AND THE CITY OF RAYTOWN, MISSOURI FOR USE OF THE CITYWORKS PROGRAM IN AN AMOUNT NOT TO EXCEED \$72,945.60 FOR FISCAL YEAR 2024-2025. Point of Contact: Robinson Camp, Public Works Director.

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

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

NEW BUSINESS

2. Public Hearing: A public hearing to approve the rezoning of 5400 Blue Ridge Cutoff.

2a. FIRST READING: Bill No. 6687-25, Section XIII: AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO JESSICA KECK, EVERGY, FOR THE CONSTRUCTION AND EXPANSION OF A "UTILITY, MAJOR" SUBSTATION FACILITY AT THE SOUTHEAST CORNER OF E. 59TH STREET AND WOODSON ROAD, PARCEL ID #: 44-320-14-04-00-0-00-000 IN AN R-1, LOW-DENSITY RESIDENTIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI Point of Contact: Diane Egger, Community Development Director.

Mayor McDonough opened the public hearing.

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

Shana Kelly, Planning & Zoning Coordinator, presented the item along with representatives of Evergy: Jessica Keck, Mark Rothmier, and Chris Carey of ppB.

Mayor McDonough closed the Public Hearing.

Alderman Emerson, seconded by Alderman Garza, made a motion to waive the rules and hold an immediate second reading. The motion to waive the rules required a 2/3 vote and failed by a vote of 6-4.

Ayes: Aldermen Emerson, Garza, Mims, Krizek, Hayden, Myers
Nays: Aldermen Scott, Van Buskirk, Walters, Aziere

3. R-3678-25: A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH GEORGE BUTLER ASSOCIATES, INC. FOR ENGINEERING SERVICES RELATED TO SINKHOLES THROUGHOUT THE CITY OF RAYTOWN IN AN AMOUNT NOT TO EXCEED \$67,938.00 FOR FISCAL YEAR 2024-2025. Point of Contact: Robinson Camp, Public Works Director.

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

Robinson Camp, Public Works Director, presented the item.

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

Ayes: Aldermen Mims, Emerson, Garza, Hayden, Van Buskirk, Myers, Aziere, Scott, Walters, Krizek

Nays: None

ADJOURNMENT

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

The meeting adjourned at 8:04 p.m.

Teresa M Henry, City Clerk, MRCC

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 01/16/2025

MEETING DATE: January 21, 2025

SUBMITTED BY:

DEPARTMENT: Administration

Document Type: Resolution

SUBJECT/REQUEST

R-3679-25: Approve the appointment of Angel Abercrombie to the Raytown Park Board

BACKGROUND/JUSTIFICATION

The Raytown Park Board was established pursuant to Ordinance 109, which provides for the appointment of nine (9) Park Board Directors appointed by the Mayor with the approval of the Board of Aldermen. The term of the members is for three years and the terms are staggered to provide consistent and experienced leadership.

The Mayor has recommended that Angel Abercrombie be appointed to replace Perry Gorrell and serve the remainder of his term which expires June 1, 2025.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

REVIEWED BY

Teresa Henry
Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Appointing Angel Abercrombie-Raytown Park Board-2025
2. Reso Appointing Angel Abercrombie-Raytown Park Board-2025-Application

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

A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF ANGEL ABERCROMBIE TO THE RAYTOWN PARK BOARD

WHEREAS, the Raytown Park Board was established pursuant to Ordinance 109 which provides for the appointment of nine (9) Park Board Directors appointed by the Mayor with the approval of the Board of Aldermen; and

WHEREAS, a vacancy currently exists on the Raytown Park Board and the Mayor has recommended and desires to appoint Angel Abercrombie to fill a vacancy and fulfill the remainder of a 3-year term expiring June 1, 2025 or until a successor is duly appointed; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to approve such appointment as proposed by the Mayor;

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

THAT Angel Abercrombie, 11708 E. 78th Street, Raytown, Missouri is hereby appointed as a member of the Raytown Park Board to fill a vacancy and fulfill the remainder of a 3-year term expiring June 1, 2025, or until a successor is duly appointed;

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day of January, 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

From: donotreply@form.govoffice.com
To: [Teresa M. Henry](#)
Subject: Apply to Serve of Boards, Commissions, and Committees (form) has been filled out on your site.
Date: Tuesday, December 17, 2024 11:45:37 AM

Your Site has received new information through a form.
Form: Apply to Serve of Boards, Commissions, and Committees
Site URL: www.raytown.mo.us

Date: 2024-12-17

Full Name: Angel L Abercrombie
Street Address: 11708 E 78th Stree
Address City, State, Zip: Raytwn MO 64138
Phone: (816)868-3376
Fax:

Email: angel2abercrombie@gmail.com

Which board would you like to serve on?: Park and Recreation Board

I would like to serve on this Board or Commission because: I am eager to serve on the Board of Commission because I have been a proud member of this community for over 25 years. Over the years, I have raised my two sons here, and now, as they are grown, I continue to have a deep connection to the area and its people.

I am passionate about our community's natural spaces and the environment, and I have a strong appreciation for the outdoors and greenery. I believe these elements are not only vital to the well-being of our residents, but they also enhance our quality of life and sense of pride in the area we call home.

My long-term commitment to this community, paired with my love for nature, motivates me to want to contribute in a meaningful way. I am excited about the opportunity to serve and collaborate with fellow board members in making decisions that will preserve and improve the environment, as well as foster a sustainable, vibrant community for future generations.

My strength(s) on this Board/Commission will be: Some of my strengths on this Board/Commission will be:

Long-Term Community Perspective: Having lived in the community for over 25 years, I bring a deep understanding of its history, growth, and the values that make it special. This perspective will help ensure that decisions made are not only forward-thinking but also grounded in a sense of continuity and respect for the community's past.

Passion for Environmental Stewardship: As someone who loves the outdoors and is passionate about greenery, I have a strong commitment to preserving and enhancing the natural environment. I will advocate for initiatives that promote sustainability, green spaces, and the well-being of our local ecosystem.

Problem-Solving and Collaboration: Throughout my life and career, I have developed the ability to work collaboratively with diverse groups of people. I believe in listening to all voices, considering multiple perspectives, and finding solutions that benefit the whole community.

Commitment to Service: My dedication to this community is unwavering. I am motivated by the desire to give back and ensure that the decisions made on the Board will lead to positive, lasting impacts for future generations.

Strong Communication Skills: My ability to clearly articulate ideas and advocate for meaningful change will help drive successful outcomes.

Trade/College/University/Degree/Date: University of Missouri-Kansas City

Degree: Business Finance

Year: 2005

GPA: 3.6

Current Employer/Address/Position: Cerris

7801 W 110th Street

Overland Park, KS 66210

Position: Payroll Accountant
Past Employers/Address/Position/Dates: QTS Data Centers
Sr. Payroll
Feb 2022 - Jul 2024
12851 Foster St.
Overland Park, KS

Honeywell FM&T
Sr. Payroll Accounting
Feb 2019 - Mar 2024
6700 W 115th St.
Overland Park, KS 66211

Organization/Leadership Position(s)/Membership Date(s): Raytown Board: Mission/Tag-Slogan

Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain: No, I do not have business or property that might place me in any conflict or interest should I be appointed for a position on the Board/Commission.

Are your personal and real estate taxes current? If not, you can provide an explanation if you choose: Yes, my personal and real estate taxes through 2024 are current.

Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting? If yes, how often to do you anticipate this would occur?: I do not anticipate that I will not be able to attend any of the Board/Commission meeting.

Do Not Click Reply - This e-mail has been generated from a SmartForm.

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 01/09/2025

MEETING DATE: January 21, 2025

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3680-25: Surplus and approval of the disposal in accordance with the City's purchasing policy

BACKGROUND/JUSTIFICATION

Unit 130, which is a Ford Crown Victoria Traffic Investigation Car, has been placed out of service. It has paint issues, high maintenance cost, and parts are becoming hard to find.

Public Works has evaluated the vehicle and determined that the vehicle is not suited for continued use by the City and therefore should be deemed surplus and disposed of in accordance with the City's purchasing policy.

The information for Unit 130 is:

Unit	Year/Make/Model/Mileage	Replaced with
130	2010 Ford Crown Vic – 91,996	

Unit 130 will be sold in accordance with the purchasing policy. All proceeds from the sale will be deposited into the appropriate fund.

RECOMMENDED MOTION

Staff recommends approval.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

REVIEWED BY

Robinson Camp
Michael Graham
Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Vehicle and Equipment Surplus 01-25
2. Unit 130 Pictures

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

**A RESOLUTION DECLARING CERTAIN PROPERTY OWNED BY THE CITY OF RAYTOWN
AS SURPLUS AND AUTHORIZING DISPOSITION OF SUCH PROPERTY BY AUCTION**

WHEREAS, the City of Raytown owns the property set forth in Exhibit "A" attached hereto, which is no longer required for the provision of services to the citizens of the City and is hereby found to be surplus property; and

WHEREAS, the City's purchasing policy provides for the disposition of surplus and obsolete property by trade, auction, sealed bid, salvage or scrapping; and

WHEREAS, the Board of Aldermen find that disposition of the property contained in the attached Exhibit "A" by auction is in the best interest of the City;

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

THAT the items set forth in Exhibit "A" attached hereto and made a part hereof by reference are hereby declared as surplus property of the City; and

FURTHER THAT the City Administrator is hereby authorized to dispose of such property as allowed under the City's purchasing policy by auction, sealed bid, salvage or scrapping.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day of January, 2025.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney

Unit 130



CITY OF RAYTOWN

Request for Board Action

DATE SUBMITTED: 01/14/2025

MEETING DATE: January 21, 2025

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

Approval of the purchase of brine equipment from C&H Outdoor LLC in the amount of \$81,186.53.

BACKGROUND/JUSTIFICATION

The City of Raytown presently purchases various equipment from a variety of vendors of the Sourcewell cooperative purchasing contract. This contract provides the City of Raytown favorable pricing and discounts on equipment.

The use of brine, particularly in the context of Pre-treatment, offers several key advantages that highlight its effectiveness, cost savings, environmental benefits, and safety improvements. Here's a breakdown of the key reasons why using brine is beneficial:

1. Cost-Effective

Reduced Salt Consumption: Brine is more efficient than rock salt for pre-treatment. It can cover a larger area with less material. This results in reduced salt usage, leading to direct cost savings. Brine also works effectively in lower quantities compared to dry salt.

Longer-Lasting Effects: Brine sticks to the road surface longer, allowing it to melt ice and snow over time without needing constant reapplication. This reduces the amount of salt needed for repeated treatments.

2. Improved Efficiency

Faster Application: Brine can be pre-applied to roads before snow or ice begins, preventing the formation of a bond between snow/ice and the surface, making it easier to remove later. This proactive approach is far more efficient than waiting for ice to form and then applying salt or other treatments.

3. Environmental Benefits

Reduced Environmental Impact: Brine is less likely to cause damage to vegetation, soil, and waterways compared to dry salt. Salt runoff can harm plants, contaminate drinking water, and contribute to soil erosion, but brine, with its more controlled and efficient application, reduces these negative effects.

4. More Effective in Lower Temperatures

Effective at Lower Temperatures: Brine remains effective at lower temperatures than dry salt. While salt is less effective, below about 20°F (-6°C), brine can work at much colder

temperatures, helping to maintain safer roads during extreme winter weather conditions.

5. Improved Public Perception

Public Safety Focus: Communities and businesses that use brine for road maintenance demonstrate a commitment to public safety, environmental responsibility, and cost efficiency. This can help improve public perception and trust in local governments or businesses.

Enhanced Winter Operations: As brine is becoming an industry standard for effective winter road management, its use positions an organization as up to date with best practices and innovative solutions.

The City of Raytown is requesting the purchase of two (2) Ice master T-Series Tank with Baffle Balls so that sloshing of Brine does not create weight distribution problems. In addition, the purchase of two (2) 10,400 gallon Brine Storage Tanks. The volume of these tanks has been verified by the vendor to cover the entire City of Raytown per event. These items total \$77,320.50. We are requesting a 5% purchasing difference for parts for installation and other items that might be needed to put these items in operation. The total price would be $\$77,320.50 + \$3,866.03 = \$81,186.53$

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Special Sales Tax Review Committee approved funding on November 26, 2024.

FINANCIAL IMPACT

Contractor:	C & H Outdoor dba SNO-BIZ
Amount of Request/Contract:	\$ 81,186.53
Amount Budgeted:	\$100,000.00
From Account Name:	Capital Sales Tax Fund - Capital Expenditures
From Account Number:	205-62-00-100-57000
Amount	\$ 81,186.53

REVIEWED BY

Robinson Camp
 Michael Graham
 Jennifer Baird
 Damon Hodges
 Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1.	Reso Public Works Brine Equipment
2.	ICE MASTER T-SERIES TANK w/BAFFLE BALLS QUOTE
3.	10,400 GALLONG BRINE STORAGE TANK QUOTE
4.	T_Series_Sell_Sheet

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

Document	Attached	If not attached, explain
IRS Form W-9:		On File
Bid Waiver: Sole source or less than three bids	X	
Contractor address and email:	X	
Other: Sourcewell contract pricing		On File

A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF BRINE EQUIPMENT FROM C & H OUTDOOR, LLC DBA SNO-BIZ OFF THE SOURCEWELL COOPERATIVE PURCHASE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$81,186.53 FOR FISCAL YEAR 2024-2025

WHEREAS, the Public Works Department has a need for the acquisition of brine equipment to assist in maintaining safer roads during extreme winter weather conditions; and

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

WHEREAS, the Sourcewell Cooperative Purchase Agreement has competitively bid and awarded a contract to C & H Outdoor, LLC, dba Sno-Biz; and

WHEREAS, funds for such purpose are budgeted from the Capital Sales Tax and such expenditure has been reviewed and on November 26, 2024 was recommended by the Special Sales Tax Review Committee as being consistent with voter intent; and

WHEREAS, the City of Raytown finds it is in the best interest of the citizens of the City of Raytown to authorize and approve the purchase of brine equipment from C & H Outdoor, LLC dba Sno-Biz off the Sourcewell Cooperative Purchase Agreement in an amount not to exceed \$81,186.53 for fiscal year 2024-2025.

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

THAT the purchase of brine equipment from C & H Outdoor, LLC dba Sno-Biz off the Sourcewell Cooperative Purchase Agreement in an amount not to exceed \$81,186.53 for fiscal year 2024-2025 is hereby authorized and approved; and

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

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day of January, 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

C & H Outdoor, LLC

Sno-Biz
PO Box 4605
Wichita, KS 67204

Quote

Date	Quote #
9/6/2024	1507

Name / Address

CITY OF RAYTOWN-MO
MATHIAS/TONYA
10000 EAST 59TH STREET
RAYTOWN, MO 64133

Phone # 316-202-2020

Price quoted is payment by Cash,
Check or ACH. Additional fees
may apply dependant on credit
terms.

Rep

DC

Qty	Item	Description	U/M	Cost	Total
2	IMT995	IMT995gl ICE MASTER T-SERIES TANK w/BAFFLE BALLS- (IN STOCK) 120" LONG x 61"W x 75"TALL-995LBS EMPTY/11,444 FULL OF BRINE-ESTIMATED		23,495.00	46,990.00
	CAMION Sourc...	CAMION -SourceWell Discount (031423-EDP 5%)		-5.00%	-2,349.50
2	Hydraulic Pump	IMTPH Hydraulic Pump (Available on 500G & Up		0.00	0.00
2	GPS Storm Com...	IMTCSC Storm Commander GPS Flow Controller		0.00	0.00
2	100' Hose & Spr...	IMTHR01 100' Hose & Spray Gun		0.00	0.00
2	Lock Pin	IMTMT02 Tailgate Lock Pin Set		0.00	0.00
2	Folding 35"	MMBF02 35" Folding Boom Mounts (T Series)		0.00	0.00
2	Boom, 24Nzl Hwy	IMB22 24Nzl Ice Control Highway Boom SS (T Series)		0.00	0.00
2	THERMATRAK	THERMATRAK PAVEMENT TEMP SYSTEM (ADD \$150 FOR STANDALONE DISPLAY IF YOU DON'T HAVE A STORM COMMANDER SETUP)		0.00	0.00
	DASHCAM SYS...	DASHCAM SYSTEM -DRIVER & ROAD -YEARLY SUBSCRIPTION \$ *****ASK FOR DETAILS			0.00
	Mini RWIS weat...	MINI RWIS WEATHER STATION (MULTIPLE OPTIONS)*****ASK FOR DETAILS		0.00	0.00
	Freight / Delivery	DELIVERY/INSTALL/TRAINING TBD BASED ON CUSTOMER NEEDS*****			0.00
TANKS			Sales Tax (0.0%)		\$0.00
			Total		\$44,640.50

C & H Outdoor, LLC

Sno-Biz
PO Box 4605
Wichita, KS 67204

Quote

Date	Quote #
9/6/2024	1508

Name / Address

CITY OF RAYTOWN-MO
MATHIAS/TONYA
10000 EAST 59TH STREET
RAYTOWN, MO 64133

Phone # 316-202-2020

Price quoted is payment by Cash,
Check or ACH. Additional fees
may apply dependant on credit
terms.

Rep

DC

Qty	Item	Description	U/M	Cost	Total
2	THV100000GYC CAMION Sourc...	10,400 Gallon Brine Storage Tank -10YR WARRANTY (IN STOCK) 144" Diameter X 178" Height-2800lbs CAMION -SourceWell Discount (031423-EDP 5%)		17,200.00 -5.00%	34,400.00 -1,720.00
			Sales Tax (0.0%) \$0.00		
			Total \$32,680.00		

TANKS

T-SERIES



BAFFLE-BALL™ SURGE CONTROL

Slosh is eliminated and feels like a solid load.

AUTO-DRAIN™ SUMP BASE

The sloped tank base channels every ounce of brine to the drain.

TRI-ZONE™ SPRAY SELECTION

Choose where you want to spray.
No more expensive salt damage.
No more wasted liquid.

RUST-ARMOUR™ STAINLESS FRAME

No rust. No corrosion. Years of unmatched service.

DOUBLE SPRAY BAR SYSTEM

High volume pre- and post-treatment spray bars.

FAST-FILL™ SYSTEM

Quickly attach and fill so more time can be spent on the job.



OWN THE STREETS

Engineered, tested, and sold in the nation's coldest temperatures, the Ice Master® T-Series is the ultimate snowfighting tool. Now armed with the Storm Fighter™ stainless boom, the durable T-Series obliterates snow and ice season after season.



SPECIFICATIONS

PRODUCT CODE	PUMP TYPE	GPS INCLUDED	LENGTH	WIDTH	HEIGHT	DRY WEIGHT (LBS)	CAPACITY (GAL)
IMT250G	Gas	No	81"	48"	39"	475	250
IMT250E	Electric	No	81"	48"	39"	475	250
IMT250GSC	Gas	Yes	81"	48"	39"	475	250
IMT250ESC	Electric	Yes	81"	48"	39"	475	250
IMT300G	Gas	No	102"	48"	40"	560	300
IMT300E	Electric	No	102"	48"	40"	560	300
IMT300GSC	Gas	Yes	102"	48"	40"	560	300
IMT300ESC	Electric	Yes	102"	48"	40"	560	300
IMT500G	Gas	No	104"	57"	50"	700	500
IMT500E	Electric	No	104"	57"	50"	700	500
IMT500GSC	Gas	Yes	104"	57"	50"	700	500
IMT500ESC	Electric	Yes	104"	57"	50"	700	500
IMT800G	Gas	No	120"	61"	59"	935	800
IMT800E	Electric	No	120"	61"	59"	935	800
IMT800GSC	Gas	Yes	120"	61"	59"	935	800
IMT800ESC	Electric	Yes	120"	61"	59"	935	800
IMT995G	Gas	No	120"	61"	75"	1035	995
IMT995E	Electric	No	120"	61"	75"	1035	995
IMT995GSC	Gas	Yes	120"	61"	75"	1035	995
IMT995ESC	Electric	Yes	120"	61"	75"	1035	995

NOTES:



CAMION® CONQUER EVERY STORM.

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 01/08/2025

MEETING DATE: January 21, 2025

SUBMITTED BY: **DEPARTMENT:** Community Development

Document Type: Ordinance

SUBJECT/REQUEST

SECOND READING: Bill No. 6687-25, Section XIII: Approval of a Conditional Use Permit for "Utility, Major" land use for Evergy substation expansion

BACKGROUND/JUSTIFICATION

The applicant, Evergy, is proposing to expand their existing electrical substation, generally located at the southeast corner of E. 59th Street and Woodson Road, onto the property adjacent to the north. The existing electrical substation has been at this location since the 1970's. As the energy needs of the community have increased over the years, the upgrading and expansion of the facility have been determined to be necessary in order to provide sufficient services.

Electrical substations are classified by the City of Raytown Municipal Code as the, "*Utility, Major*" land use. These are allowed to be permitted within R-1, Low-Density Residential Zoning Districts with the approval of a Conditional Use Permit.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Recommended for approval by the Planning & Zoning Commission on December 5, 2024

FINANCIAL IMPACT

REVIEWED BY

Diane Egger
Michael Graham
Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

- | | |
|----|--------------------------------|
| 1. | Ord CUP 5400 Blue Ridge Cutoff |
| 2. | PC_Full.Packet.12.5.24 |

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

Document	Attached	If not attached, explain
Other: Planning & Zoning Packet Item	X	

AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO JESSICA KECK, EVERGY, FOR THE CONSTRUCTION AND EXPANSION OF A “UTILITY, MAJOR” SUBSTATION FACILITY AT THE SOUTHEAST CORNER OF E. 59TH STREET AND WOODSON ROAD, PARCEL ID #: 44-320-14-04-00-0-00-000 IN AN R-1, LOW-DENSITY RESIDENTIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2024-09, was duly submitted on or about May 17, 2024, by Jessica Keck, Evergy, for the approval of a Conditional Use Permit for the construction and expansion of an electrical substation located at the southeast corner of E. 59th Street and Woodson Road, Jackson County Parcel ID #: 44-320-14-04-00-0-00-000, within an R-1, Low-Density Residential District in the City of Raytown, Jackson County, Missouri (the “Application”); and

WHEREAS, the Application was considered by the Planning Commission on December 5, 2024, and by a vote of 8 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

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

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

SECTION 1 – APPROVAL OF CONDITIONAL USE PERMIT. That the Application for approval of a Conditional Use Permit for the construction and expansion of an electrical substation, which is classified as the “utility, major,” land use in the Raytown Municipal Code, on property located at the southeast corner of E. 59th Street and Woodson Road, within an R-1, Low-Density Residential District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to Jessica Keck, Evergy,

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Conditional Use Permit to operate an electrical substation on property located on Jackson County Parcel ID #: 44-320-14-04-00-0-00-000 within an R-1, Low-Density Residential District in the City of Raytown, Jackson County, Missouri, be approved and issued to Jessica Keck, Evergy, subject to the following conditions as contained in the staff report and as approved by the Planning Commission:

1. The five-foot (5') ADA-compliant sidewalk easement shall be recorded with Jackson County via separate instrument.
2. A Sufficient Stormwater Study and Stormwater Management Plan must be submitted to and approved by the Public Works Department prior to construction of the site.
3. The required landscaping must be properly maintained.
4. The “Utility, Major” land use must comply with the following conditions as outlined in the City of Raytown Municipal Code:

- a. Location. For major utility infrastructure in a Residential Zone or within two hundred feet (200') of a Residential Zone, the applicant must address the City's preferred locations with a detailed explanation justifying why a site of higher priority was not selected.
- b. Setbacks. The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
- c. Screening. Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
- d. Lighting. Proposed Lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A Photometric Plan must be included with any Conditional Use Permit application for the approval of a Major Utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.

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

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

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

BE IT REMEMBERED that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this _____ day of _____, 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
December 5, 2024
7:00 pm

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

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

3. Approval of Minutes – November 7, 2024, Regular Meeting Minutes

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

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

5. Old Business: None

6. New Business:

A. Case No.: PZ-2024-09

Applicant: Jessica Keck, Evergy

Reason: Requesting the approval of a Conditional Use Permit for the “Utility, Major,” land use for the purpose of expanding an existing electrical substation at Parcel ID: #44-320-14-04-00-0-00-000, generally located at the southeast corner of E. 59th Street and Woodson Avenue.

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

5. Introduction of Application and Power Point by Staff
 6. Presentation of Application by Applicant
 7. Enter Relevant Applicant's Exhibits into Record as Necessary
 8. Request for Public Comment by Chairman
 9. Additional Staff Comments and Recommendation
 10. Commission Discussion
 11. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote
-
7. **Other Business: Reminder of the Holiday Reception for Planning Commission members on Thursday, December 12, 2024 from 6:00PM – 7:30 PM. Please R.S.V.P. no later than December 6, 2024.**
 8. **Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, January 2, 2025, at 7:00 PM.**
 9. **Adjourn**

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES**

**November 7, 2024
7:00 pm
Council Meeting Chambers**

1. Welcome by Chairperson.

- 2. Call meeting to order and Roll Call.** Chairman Meyers called the meeting to order at 7:07 P.M. Secretary Stock called roll.

Thurman: Present	Jean-Paul: Present	Frazier: Absent
Emerson: Present	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Present	Morales: Present

- 3. Approval of Minutes:** Minutes of September 5, 2024, Regular Meeting were approved 8-0-1 upon a motion by Ms. Stock and a second by Ms. Thurman.

- 4. Approval of Minutes:** Minutes of October 3, 2024, Regular Meeting were approved 7-1-1 upon a motion by Ms. Emerson and a second by Ms. Thurman. Ms. Stock abstained due to absence.

- 5. Public Discussion:** Ms. Emerson shared that she had attended the public meeting this evening regarding the Evergy substation expansion to be located at E. 59th Street and Woodson Road. The project is expected to begin at the end of 2025 and be completed in 2027.

- 6. Old Business:** None.

7. New Business:

A. Case No.: PZ-2024-12

Applicant: Tyeasha Smith, Ty's Cozy Care

Reason: Requesting the approval of a Rezoning from R-3, High-Density Residential to NC, Neighborhood Commercial for the property addressed as 5400 Blue Ridge Cutoff.

1. Introduction of Application.

Chairman Meyers introduced the application.

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

No members reported any ex parte' communications regarding this application.

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

4. Enter Additional Relevant City Exhibits into the Record:

Shana Kelly, Planning & Zoning coordinator, entered all relevant exhibits into the public record.

5. Staff Presentation of Applications.

Shana Kelly, Planning & Zoning Coordinator, provided the staff reports and Power Point, addressing the background of the request, and purpose of the requested Conditional Use Permit application.

6. Commission Discussion.

The Commission did not discuss the application at this time.

7. Presentation of Application by Applicant.

The applicant, Ms. Tyeasha Smith, introduced herself, presented the request and the background for his application.

8. Commission Discussion.

Mr. Bruenger inquired if there would be space within the building for a preschool and a daycare. The applicant responded that there would be. Mr. Morales asked how many staff members she expected to have. Ms. Smith responded that there is currently only one (1) staff member. Ms. Stock inquired how many children they expected to provide care for. Ms. Smith responded that she does not yet know because the state will determine occupancy. Mr. Sneddon asked how many she hoped she could have in the facility. Ms. Smith responded that she hopes to have the number of children that she is currently licensed for, which is 36. Mr. Sneddon thanked her for choosing Raytown and stated that more daycares are needed in the community. Mr. Jean-Paul thanked her for coming to Raytown. Mr. Jean-Paul asked staff the locations of the other daycare centers in Raytown and the proximity to this location. Ms. Kelly stated that she believed that most of them are located more towards the city center, but that she was not sure. She also stated that this number does not include daycares that operate as home-based businesses. Mr. Jean-Paul asked how difficult it would be to return the zoning of the property back into R-3, High-Density Residential after it is rezoned to NC, Neighborhood Commercial. Ms. Kelly responded that it would require a separate rezoning application and process. Mr. Meyers asked if there is a distance separation requirement for daycares to be located from liquor stores within the City of Raytown. Ms. Kelly responded that there is a distance separation requirement on liquor stores and that if a new liquor store wanted to open next to the daycare, they would not be able to. Mr. Bruenger inquired about the condition regarding outdoor play area. Ms. Kelly

responded that this is a City of Raytown requirement. The occupancy will be determined by the State of Missouri and that the applicant will need to provide the required outdoor play area once that number is determined. Mr. Bruenger asked for more information on the materials of the playground. Ms. Smith responded that she intends to use rubber matting. Mr. Jean-Paul asked the applicant why she chose Raytown and what she would need in order to have a successful business in the City. She responded that she used to work in Raytown and that she has always known that Raytown does not have many daycares, so she feels that her business will be able to benefit the community. Mr. Jean-Paul asked what it would take for her to be successful in Raytown. She responded that she needed adequate clientell and for her business to constantly evolve. Mr. Jean-Paul recommended that she become connected with the Raytown Chamber of Commerce.

9. Request for Public Comment by Chairman.

No one wished to speak publicly on the application.

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

Ms. Stock made a motion to approve the application with the Conditions as written. Ms. Emerson seconded the motion.

VOTE: Motion passed 8-0-1.

8. Other Business:

Economic Development Director, Missy Wilson reminded the Commission of the Comprehensive Plan Community Meeting to be held at the Raytown Wellness Center on Wednesday, November 13, 2024 from 5:30pm – 7:00pm.

9. Set Future Meeting Date – The next Regular Planning Commission Meeting is scheduled for Thursday, December 5, 2024, at 7:00 PM.

10. Adjourn

The meeting was adjourned at 7:33 P.M.



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

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Conditional Use Permit PZ-2024-09

Planning & Zoning Meeting Date:
December 5, 2024

Board of Aldermen Dates: January 7, 2025, and
January 21, 2025



Applicant: Jessica Keck | Evergy

Location: Parcel ID #: 44-320-14-04-00-0-00-000, Generally located at the Southeast corner of E. 59th Street and Woodson Road. This parcel has no address assigned by the City.

Ward: 3

Property Owner: Evergy Missouri West, Inc.

Project Summary: The applicant is requesting the approval of a **Conditional Use Permit** for the **“Utility, Major,”** land use for the purpose of expanding the existing electrical substation.

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

Background Information: The applicant, Evergy, is proposing to expand their existing electrical substation, generally located at the southeast corner of E. 59th Street and Woodson Road, onto the property adjacent to the north. The existing electrical substation has been at this location since the 1970's. As the energy needs of the community have increased over the years, the upgrading and expansion of the facility have been determined to be necessary in order to provide sufficient services.

Electrical substations are classified by the City of Raytown Municipal Code as the, **“Utility, Major”** land use. These are allowed to be permitted within R-1, Low-Density Residential Zoning Districts with the approval of a Conditional Use Permit. Conditional Use Permits for this land use are also required to *comply with the following conditions:*



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- A. **Location.** For major utility infrastructure in a Residential Zone or within two hundred feet (200') of a Residential Zone, the applicant must address the City's preferred locations with a detailed explanation justifying why a site of higher priority was not selected.
- B. **Setbacks.** The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
- C. **Screening.** Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
- D. **Lighting.** Proposed Lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A Photometric Plan must be included with any Conditional Use Permit application for the approval of a Major Utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.

The applicant has complied with these conditions.

Zoning: R-1, Low-Density Residential

Total Land Area: 0.86 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **November 13, 2024**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were sent via FedEx to residents and property owners within 185 feet of the subject property on **October 27, 2024**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **November 7, 2024**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	R-1, Low-Density Residential	Spire Substation Utility Facility
South:	R-2, Medium-Density	Evergy Substation Utility Facility
East:	Kansas City, Missouri	Duplexes/Townhomes
West:	R-1, Low-Density Residential	Single-Family Homes



Land Use Conditions: The land use being requested by the Conditional Use Permit is subject to the following land use conditions:

(30) Utility, Major.

1. **Location.** For major utility infrastructure in a residential zone or within two-hundred feet (200') of a residential zone, the applicant must address the City's preferred location with a detailed explanation justifying why a site of higher priority was not selected.
2. **Setbacks.** The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
3. **Screening.** Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
4. **Lighting.** Proposed Lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A Photometric Plan must be included with any Conditional Use Permit application for the approval of a Major Utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.

Street Classification: E. 59th Street is classified as a **Collector Street** and Woodson Road is classified as an **Arterial Street**.

Phasing: The project is proposed to be completed in a single phase.

Vehicular and Pedestrian Access: The proposed expansion will be accessible by vehicles via an access drive off E. 59th Street. A five-foot (5') ADA-compliant sidewalk currently exists along the western edge of the existing substation. This sidewalk will be extended along the western frontage of the newly expanded substation and will continue along the north boundary of the subject property.

Conditional Use Permit Factors to Be Considered:

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

The expansion of the electrical substation is necessary in order to provide adequate power to the surrounding areas. The subject property is adjacent to an electrical substation that has existed for approximately fifty (50) years and is located across the



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street from the gas substation, owned by the Laclede Gas Company. The R-1 Zoning District is for the purpose of low-density residential dwellings, but the "*Utility, Major,*" land use is an allowed use with the approval of a Conditional Use Permit.

2. The conservation of property values.

The subject property is located adjacent to two (2) existing substations. Staff has not seen any data that would suggest that the upgrading of the existing substation will have a negative effect on adjacent property values. In addition, the required buffering upgrades will help mitigate visual impacts and will increase the aesthetics of the existing site.

3. Protection against fire casualties.

An electrical substation has existed on the adjacent property since the late 1970's. The expansion of the existing substation will not increase the potential of fire casualties more than what the property is zoned for, which is for detached single-family residential development.

4. Observation of general police regulations.

The proposed use will not violate any police regulations.

5. Prevention of traffic congestion.

The proposed use will bring additional traffic to the site during the construction phase, but this will be temporary. After completion, the site will not bring any additional traffic, other than vehicles required for the occasional maintenance and upkeep of the property, which is expected to occur once per month. Vehicles will park inside the enclosed area.

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

The proposed use will not bring traffic to the area, except the vehicles required for maintenance and upkeep. These vehicles will be able to park within the enclosed area and will not impede traffic.

7. Promotion of the safety of individuals and property.

The proposed substation expansion will be enclosed and screened from the public with a nine-foot (9') solid masonry wall. It will not be open to the public.

8. Provisions for adequate light and air.



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The proposed development is for the construction of electrical towers and equipment and not for the traditional construction of buildings. The facility will allow for adequate light and air.

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

The proposed substation expansion will not create issues of overcrowding or excessive intensity of land use.

10. Provision for public utilities and schools.

The purpose of this application is to provide better utility service to the public. There is no expected impact on the school district, other than increased reliability of electrical services.

11. Invasion by inappropriate uses.

The "*Utility, Major,*" land use is allowed within the R-1, Low-Density Residential Zoning District with the approval of a Conditional Use Permit. The existing substation on the adjacent property has been in existence for approximately five (5) decades. In addition, the Laclede Gas Company owns and operates a utility substation directly to the north of the subject property. Proper utility infrastructure is necessary for the public and is not considered an inappropriate use in this zoning district, so long as it obtains the approval of a Conditional Use Permit.

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

As stated above, the proposed substation expansion is necessary in order to provide adequate electrical services to the surrounding areas. The applicant is requesting the approval of the Conditional Use Permit because they have determined it is necessary.

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

Electrical facilities are necessary in order to provide services to the public. The proposed use will improve the ability to serve the public with these necessary utilities.

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

Electrical facilities are necessary in order to serve the public. The proposed upgrading and expansion of the existing substation facility will help to better serve the public and to facilitate growth.



PUBLIC WORKS DEPARTMENT COMMENTS:

1. The proposed 5' sidewalks on Woodson Road and 59th Street look good, as well as the ADA ramp at the intersection. But the proposed sidewalk along Woodson Road is upon private property and will need to be within a public easement.

Evergy Response: Acknowledged, Evergy anticipates working with the City on the sidewalk easement.

2. Please provide a stormwater study for how the increased stormwater runoff will be handled/controlled on the new crushed rock surface site.

Evergy Response: A Stormwater Study is currently under development and will be submitted to the City for review and approval prior to construction.

3. The plan page shows a note for a 233.77' x 150' gas easement, and to reference easement note #5. Has the been figured out with the Gas Utility?

Evergy Response: Evergy continues to work with Spire related to its easement on the property and will ensure that this issue is resolved prior to construction.

ATTACHMENTS:

- Zoning Map
- Site Photos
- Application
- Stormwater Report
- Comment Letter
- Neighborhood Letter
- Affidavit of Publication
- 185-ft Buffer Map
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Summary
- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning & Zoning Commission **APPROVE** Conditional Use Permit application **PZ-2024-9** subject to the following conditions:



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1. The five-foot (5') ADA-compliant sidewalk easement shall be recorded with Jackson County via separate instrument.
2. A Sufficient Stormwater Study and Stormwater Management Plan must be submitted to and approved by the Public Works Department prior to construction of the site.
3. The required landscaping must be properly maintained.
4. The "Utility, Major" land use must comply with the following conditions as outlined in the City of Raytown Municipal Code:
 - a. **Location.** For major utility infrastructure in a Residential Zone or within two hundred feet (200') of a Residential Zone, the applicant must address the City's preferred locations with a detailed explanation justifying why a site of higher priority was not selected.
 - b. **Setbacks.** The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
 - c. **Screening.** Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
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Zoning Map:





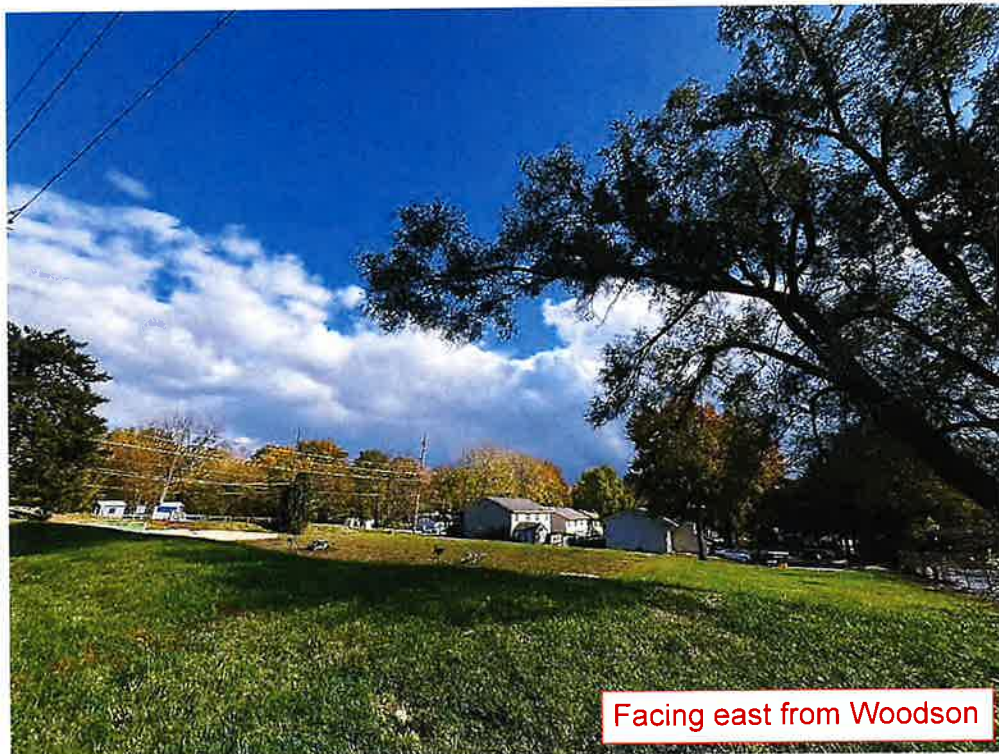
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Site Photos:





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May 17, 2024

Shana Kelly, Planning & Zoning Coordinator
Community Development Department
Planning and Zoning Division
10000 E 59th St, Raytown, MO 64133

RE: Conditional Use Permit (CUP) Application
Proposed Raytown Substation Expansion
Raytown, Jackson County, Missouri

Dear Ms. Kelly,

Evergy is proposing to expand an electrical substation on a tract of land located at the southeast corner of 59th St and Woodson Rd in Raytown, Jackson County, Missouri (Parcel ID 44-320-14-04-00-0-00-000, referred to herein as the "Raytown Substation"). The proposed Raytown Substation expansion will increase the reliability, serviceability, and load of Evergy's electrical system in Raytown and the surrounding area.

The new substation will contain equipment that function as switches and breakers that will allow personnel to perform maintenance on the transmission lines and substation equipment without subjecting customers to unnecessary outages. Construction of the substation is anticipated to begin in early-2026 and in-service by the late 2026.

The property subject to this CUP application is zoned as R-1. An electrical substation may be constructed in this district with the approval of a CUP. Please see the following attached application materials:

- Conditional Use Permit Application
- Maps
- Site Plan
- Landscaping Plan
- Exhibits with Legal Descriptions
- Condemnation Documentation
- Evergy Fire Pre-Plan
- FAQs
- Stormwater Report

The following provides a narrative statement regarding the proposed substation:

SITE AND BUILDING DESIGN

The property is currently vacant and is owned by Evergy Missouri West, Inc. The area surrounding the substation property is used for residential use on the east and west sides, the Raytown Substation is adjacent to the south, and natural gas infrastructure is located adjacent to the north. The nearest residence is located approximately 30 feet east of the proposed substation expansion area, within Kansas City city limits. The expanded substation area will be accessed via a new entrance on the south side of E 59th Rd. A map showing the property location is enclosed.



The existing and expanded boundaries of the Raytown Substation will be surrounded by a 9' tall decorative wall on the west, north, and east sides. The tallest equipment is about 35' not including the poles that connect to the transmission lines and the lightning protection masts. Yard lights will be switch operated and have light footprints focused at and inside the fence lines.

We have consulted with Missouri Department of Conservation and the U.S. Fish & Wildlife Service to assess the impact of our project on threatened or endangered species. No adverse impacts to threatened or endangered species or critical habitats are anticipated. In addition, no impacts to known historical sites are anticipated.

SUBSTATION OPERATIONS

Except during construction, the substation will be unmanned; employees will be on site only for maintenance and repairs on a monthly basis. Adequate space is available on the access drive and within the substation for maintenance vehicles to park off the roadways. The proposed substation will not impact pedestrian activity in the area. The substation will be readily accessible to public safety vehicles. Areas outside of the fenced substation will be seeded and maintained as needed.

A substation does not generate or produce a product, so it does not pollute air, land, or water. A substation does not produce dust, fumes, odors, smoke, or vibration. The humming sound many people associate with a substation comes from the transformer. Today's transformers are significantly quieter than older models, and the sound dissipates rapidly with distance. With the buffer areas provided the sound level on adjacent properties should be minimal.

Standard sediment and erosion control measures will be used during construction. Areas outside of the fenced substation will be graded and seeded.

With the exception of emergency maintenance and repairs, any work on the site property will be performed during normal business hours.

SUBSTATION AFFECT ON NEARBY PROPERTIES

Based on similar projects in several other communities, we have found that home builders and developers who know about the plans for a future substation in advance are rarely reluctant to build on the adjacent lots.

We appreciate your consideration of the proposed Raytown Substation expansion. Please direct any questions or concerns to me at 785-379-4481 or Jessica.Keck@evergy.com.

Sincerely,

A handwritten signature in blue ink, reading 'Jessica Keck'.

Jessica Keck
Manager, Permitting and Civil Engineering

Application



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

PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #: UPRMT-000182-2024	Conditional Use Permit
Fee Paid:	
PC Meeting Date: 07/11/24	
B of A Meeting Date: 08/13/24 & 08/20/24	
Newspaper Notice Date: 06/11/24	
Notice Letters Date: 06/13/24	

Project Info:

Project Name:

Raytown Substation Expansion

Project Address:

Not assigned - SE Corner of 59th and Woodson

Existing Zoning:

Low Density Residential

Existing Land Use:

open space / vacant

Proposed Zoning:

N/A

Proposed Land Use:

electrical substation

Total Acreage:

0.86

Applicant:

Name of Applicant:

Jessica Keck

Company (If Applicable):

Evergy

Address:

818 S Kansas Ave City: Topeka State: KS Zip: 66612

Phone:

785-379-4481

Email:

jessica.keck@evergy.com

Applicant Signature:

X



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

Property Owner:			
Name of Owner:		Company (If Applicable):	
Evergy Missouri West, Inc			
Address:			
818 Kansas Ave	City: Topeka	State: KS	Zip: 66612
Phone:		Email:	
785-379-4481		jessica.keck@evergy.com	
Property Owner Signature:			
X 			

Please Give a Detailed Description of the Proposal Below:

See attached cover letter and FAQ sheet.



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

Additional Contact Information

Please provide additional contact information, if applicable, below:

Project Lead:				
Name: Jessica Keck		Company: Evergy		
Address: 818 S. Kansas Ave		City: Topeka	State: KS	Zip: 66612
Phone: 785-379-4481		Email: Jessica.Keck@evergy.com		
Developer:				
Name: N/A		Company:		
Address:		City:	State:	Zip:
Phone:		Email:		
Engineer:				
Name: Josh Breed		Company: Burns and McDonnell		
Address: 9400 Ward Parkway		City: Kansas City	State: MO	Zip: 64114
Phone: 816-601-4598		Email: jbreed@burnsmcd.com		
Architect:				
Name: N/A		Company:		
Address:		City:	State:	Zip:
Phone:		Email:		
Surveyor:				
Name:		Company: ANDERSON SURVEY COMPANY		
Address: 1270 NE DELTA SCHOOL ROAD		City: Lee's Summit	State: MO	Zip: 64064
Phone: 816-246-5050		Email:		



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

Landscape Architect:			
Name:	N/A	Company:	
Address:	City:	State:	Zip:
Phone:	Email:		
Attorney:			
Name:	N/A	Company:	
Address:	City:	State:	Zip:
Phone:	Email:		
Other:			
Name:	N/A	Company:	
Address:	City:	State:	Zip:
Phone:	Email:		

1. The proposed action will be in keeping with the character of the neighborhood because:
The existing Raytown Substation is adjacent to the south of the property.
2. The proposed use will be consistent with the uses and zoning on nearby parcels because:
The property is zoned R-1. Properties in the surrounding area are also
zoned as residential. However, the existing Raytown Substation is adjacent
to the south of the property. Property adjacent to the north is owned
and operated by Laclede Gas Company (Spire).
3. Prior to submitting this application, the property has been vacant for:
The tennis courts were removed in 2013. The property has remained
vacant since then.



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

5. The proposed use could have the following detrimental effects on nearby parcels:
The appearance of the substation (existing and proposed)
will be mitigated through the use of decorative walls.
A substation does not produce dust, fumes, odors, smoke, or vibration.
Modern substations are also much quieter.

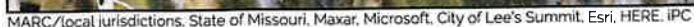
6. If the application is denied, the property owner(s) will face the following hardships:
Evergy's customers in Raytown will not see the benefits of increased
reliability due to a modern and more efficient substation. Additionally, the
existing fence around the existing substation will not be replaced with a decorative
wall.

7. Public facilities and utilities are adequate to serve the proposed use as follows:
Besides electricity, a substation does not require utilities.

8. The proposed development implements the Comprehensive Plan in the following ways:
Upgrading electrical infrastructure in Raytown is essential for the well being
and continued growth of the community. The substation will replace
aging infrastructure and increase the reliability of Evergy's electrical
grid in Raytown.

9. Additional comments:
The location of the proposed substation expansion is ideal given the
close proximity to the existing transmission lines.

Project Location Maps

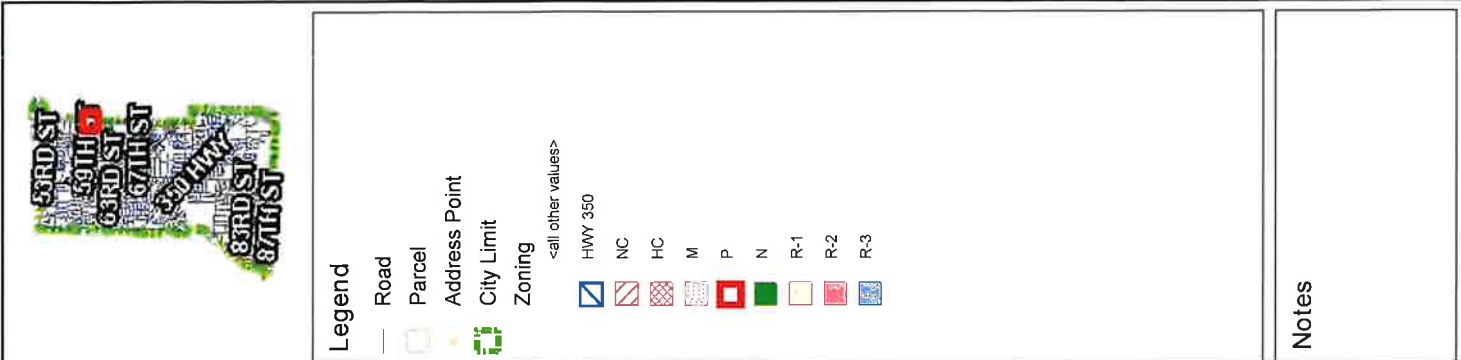




Copyright © 2013 National Geographic Society, i-cubed

DESIGNED BY: CC		Topographic Map Raytown Substation Raytown, Missouri		Figure 2	CUP Application
DRAWN BY: KS					
CHECKED BY: TV					
APPROVED BY: CC					
DATE: MAY 2024					

Raytown, MO



440.3	0	220.17	440.3 Feet
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Site Plan and Landscape Plan

Exhibits with Legal Descriptions

2316-CV13737

CERTIFIED COPY

I certify that the foregoing document is a full,
true and complete copy of the original on file
in my office and of which I am legal custodian.

Beverly A. Newman
Court Administrator

Circuit Court of Jackson County, Missouri

11-Jan-2024 By *[Signature]*

EXHIBIT 1**Property Description and Depiction of Lot 5****The Condemnation Parcel****EXHIBIT 1**

SHEET 1 OF 2

PROJECT: EVERGY RAYTOWN SUBSTATION
DATE: MAY 5, 2023
COUNTY/STATE: JACKSON/MISSOURI
SECTION: SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION

ALL THAT PART OF LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION IN RAYTOWN, AND WHOLLY IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 86°-57'-54" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 200.00 FEET; THENCE SOUTH 1°-51'-38" WEST, A DISTANCE OF 243.77 FEET; THENCE NORTH 85°-57'-54" WEST, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 1°-51'-38" EAST ALONG SAID WEST LINES, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 48,744 SQUARE FEET OR 1.119 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.



[Signature] 5/8/23
JAMES S. ANDERSON
MISSOURI PLS 1726

REV. DESCRIPTION	PART OF SEC 3, TWP 48 N, RNG 32 W		23-05-43045-1	
CAD FILE NO. 43045 Exhibits.dwg	DRAWN BY: RJA	CHECKED BY: RJA	43045 - EVERGY - RAYTOWN, MISSOURI	
ANDERSON SURVEY COMPANY 12710 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 248-5050			LOT 5, IRA JENNINGS ESTATE SUBDIVISION RAYTOWN, JACKSON COUNTY, MISSOURI	
MISSOURI CERTIFICATE OF AUTHORITY, 000076			DATE	5/5/2023



2316-CV13737

CERTIFIED COPY

I certify that the foregoing document is a full, true and complete copy of the original on file in my office and of which I am legal custodian.

Beverly A. Newman
Court Administrator

Circuit Court of Jackson County, Missouri

11-Jan-2024 By *[Signature]*

EXHIBIT 2

Description and Depiction of Area in Roads

EXHIBIT 2

SHEET 1 OF 2

PROJECT: EVERGY RAYTOWN SUBSTATION
DATE: MAY 5, 2023
COUNTY/STATE: JACKSON/MISSOURI
SECTION: SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION

ALL THAT PART OF LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION IN RAYTOWN, AND WHOLLY IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 86°-57'-54" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 200.00 FEET; THENCE SOUTH 1°-51'-38" WEST, A DISTANCE OF 13.04 FEET TO THE BACK OF AN EXISTING CURB; THENCE NORTH 87°-04'-15" WEST ALONG SAID CURB, A DISTANCE OF 155.21 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG SAID BACK OF CURB, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°-00'-42" WEST, A RADIUS OF 20.42 FEET, A CENTRAL ANGLE OF 87°-47'-37", AND AN ARC DISTANCE OF 31.30 FEET; THENCE SOUTH 1°-50'-52" WEST CONTINUING ALONG SAID BACK OF CURB, A DISTANCE OF 210.43 FEET; THENCE NORTH 86°-57'-54" WEST DEPARTING SAID BACK OF CURB, A DISTANCE OF 24.38 FEET TO THE WEST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 1°-51'-38" EAST ALONG SAID WEST LINES, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING.

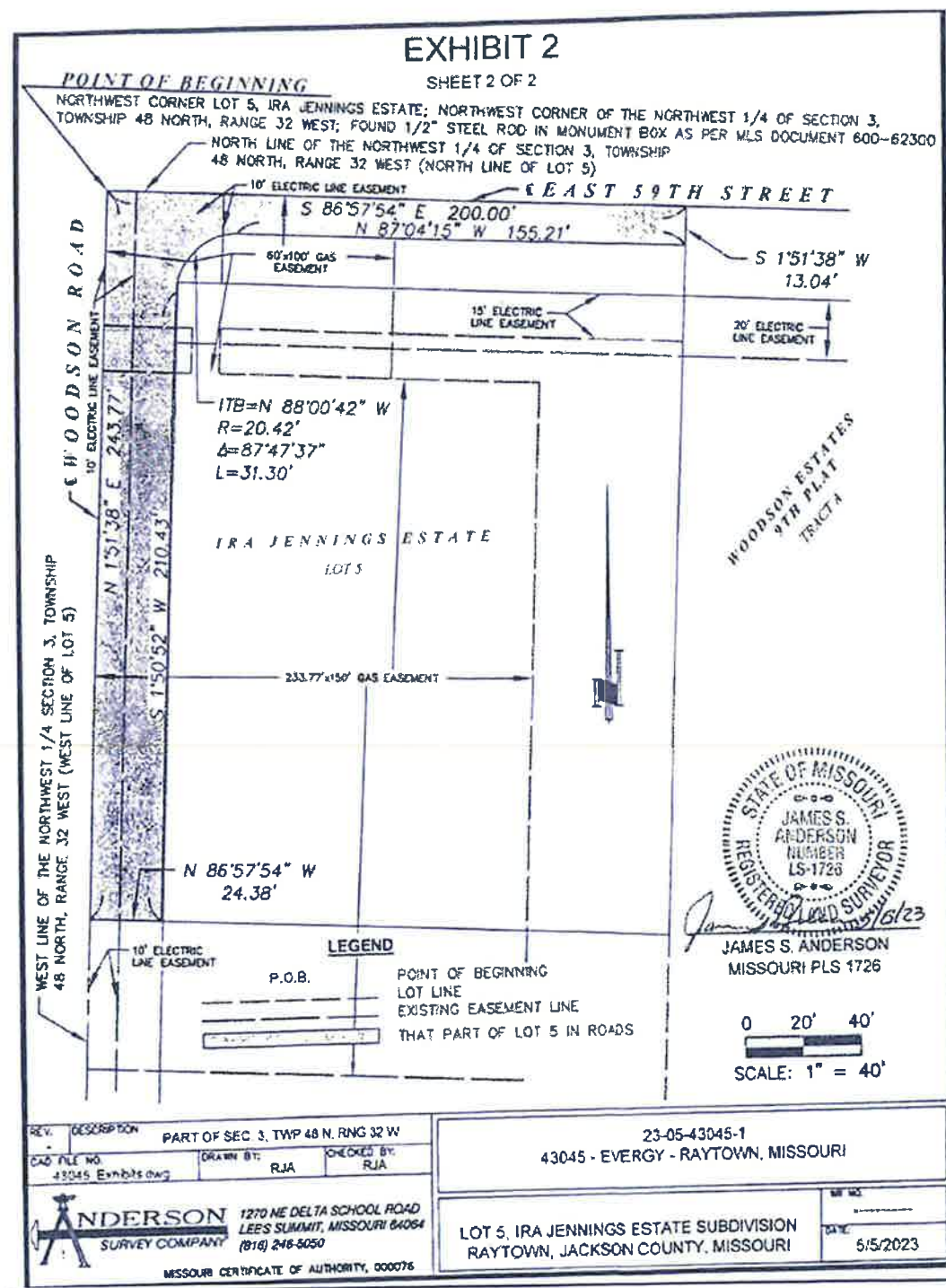
CONTAINING 8,347 SQUARE FEET OR 0.192 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.



[Signature] 5/5/23
JAMES S. ANDERSON
MISSOURI PLS 1728

REV. DESCRIPTION	PART OF SEC. 3, TWP 48 N, RNG 32 W		23-05-43045-1	
CAD FILE NO. 43045 Exhibits.dwg	DRAWN BY: RJA	CHECKED BY: RJA	43045 - EVERGY - RAYTOWN, MISSOURI	
ANDERSON SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 248-6050 MISSOURI CERTIFICATE OF AUTHORITY, 000078			LOT 5, IRA JENNINGS ESTATE SUBDIVISION RAYTOWN, JACKSON COUNTY, MISSOURI DATE: 5/5/2023	



2316-CV13737

CERTIFIED COPY

I certify that the foregoing document is a full, true and complete copy of the original on file in my office and of which I am legal custodian.

Beverly A. Newman

Court Administrator

Circuit Court of Jackson County, Missouri

11-Jan-2024 By *[Signature]*

EXHIBIT 3

Description and Depiction of Area of Lot 5 Not in Roads

EXHIBIT 3

SHEET 1 OF 2

PROJECT: EVERGY RAYTOWN SUBSTATION
DATE: MAY 5, 2023
COUNTY/STATE: JACKSON/MISSOURI
SECTION: SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION

ALL THAT PART OF LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION IN RAYTOWN, AND WHOLLY IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS. COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 88°-57'-54" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 200.00 FEET, THENCE SOUTH 1°-51'-38" WEST, A DISTANCE OF 13.04 FEET TO THE BACK OF AN EXISTING CURB AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°-04'-15" WEST ALONG SAID CURB, A DISTANCE OF 155.21 FEET, THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG SAID BACK OF CURB, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°-00'-42" WEST, A RADIUS OF 20.42 FEET, A CENTRAL ANGLE OF 87°-47'-37", AND AN ARC DISTANCE OF 31.30 FEET, THENCE SOUTH 1°-50'-52" WEST CONTINUING ALONG SAID BACK OF CURB, A DISTANCE OF 210.43 FEET, THENCE SOUTH 88°-57'-54" EAST DEPARTING SAID BACK OF CURB, A DISTANCE OF 175.00 FEET TO THE WEST LINE OF WOODSON ESTATES 9TH PLAT, THENCE NORTH 1°-51'-38" EAST ALONG SAID WEST LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,397 SQUARE FEET OR 0.927 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY



[Signature] 5/8/23
JAMES S. ANDERSON
MISSOURI PLS 1726

REV: 1/23/2023	PART OF SEC. 3, TWP 48 N. RNG 32 W	23-05-43045-1
CAD FILE NO: 43045 Exhibits 3wg	DRAWN BY: RJA	43045 - EVERGY - RAYTOWN, MISSOURI
ANDERSON SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-6050		LOT 5, IRA JENNINGS ESTATE SUBDIVISION RAYTOWN, JACKSON COUNTY, MISSOURI 5/5/2023
MISSOURI CERTIFICATE OF AUTHORITY: 000076		



Condemnation

IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI

EVERGY MISSOURI WEST, INC.,)

Plaintiff,)

v.)

WOODGATE FARM HOMES)
ASSOCIATION,)

Serve at:)

c/o Jonathan S. Zerr, Registered Agent)
3304 N.E. Ralph Powell Road)
Lee's Summit, Missouri 64064)

Defendant.)

CERTIFIED COPY
I certify that the foregoing document is a full,
true and complete copy of the original on file
in my office and of which I am legal custodian.
Beverly A. Newman
Court Administrator
Circuit Court of Jackson County, Missouri
11-Jan-2024 By *[Signature]*

Case No. _____

VERIFIED PETITION IN EMINENT DOMAIN

Evergy Missouri West, Inc. ("Evergy" or "Plaintiff") files this Verified Petition in
Eminent Domain and, in support of its cause of action, states as follows:

Parties, Jurisdiction, and Venue

1. Evergy Missouri West, Inc. is a Delaware corporation duly licensed to do business in Missouri with its principal place of business at 1200 Main Street, Kansas City, Jackson County, Missouri. Evergy was formerly known as KCP&L Greater Missouri Operations Company.
2. Evergy is a public utility pursuant to R.S.Mo. § 386.020(43).
3. As a public utility, Evergy has general authority to condemn the real property at issue in this action pursuant to R.S.Mo. § 523.010(1).
4. Upon information and belief, and upon review of the relevant land records in the Jackson County, Missouri Recorder of Deeds' Office and Jackson County, Missouri Assessor's Office, the defendant in this action, Woodgate Farm Homes Association ("Defendant") is the

person or entity who is in actual possession of, or who may otherwise claim or hold an interest of record in, the parcels of real property at issue in this case (Defendant's "Property").

5. Defendant is, upon information and belief, a nonprofit corporation organized under the laws of the State of Missouri.

6. Evergy has conducted a diligent search of the Jackson County Recorder of Deeds' Office records applicable to each of the Properties and, to the extent reasonably possible, has identified Defendant as having or possessing interest in the Property.

7. Evergy will serve Defendant personally with notice of this action, by service upon its Registered Agent, Jonathan S. Zerr, 3304 N.E. Ralph Powell Road, Lee's Summit, Missouri 64064 or as otherwise provided by law.

8. Evergy acknowledges that unknown individuals or entities may also claim interests in the Property. Accordingly, Evergy will publish notice of this action to Defendant and all unknown individuals or entities that may also claim an interest in the Property (collectively Defendants) in The Daily Record-Kansas City, a newspaper of general circulation in Jackson County, Missouri, pursuant to Missouri Rules of Civil Procedure 54.12(c) and 86.05.

9. Pursuant to R.S.Mo. § 506.500, this Court has jurisdiction over Defendant and over this action as all claims and causes arise out of the ownership and/or possession of real property in Missouri.

10. Venue is proper in the Circuit Court of Jackson County because all of the real property at issue in this action lies within Jackson County, Missouri. *See* R.S.Mo. § 508.030.

The Project

11. Evergy is engaged in a project to expand and improve an existing substation which is adjacent and contiguous to the south of the Property (the "Project"). Through the Project, Evergy will develop, construct, maintain and operate a substation and make associated

upgrades together with other necessary improvements to the Property and Evergy's infrastructure that will allow Evergy to complete and operate the substation, make continued improvements to the Property to accommodate future operations, to transform energy and to provide continued quality services to the residents of Jackson County, Missouri and the surrounding areas.

12. The Property which is the subject of this Condemnation is described and depicted in **Exhibit 1**, attached and incorporated as if more fully set forth herein.

13. When completed, the Project will provide greater capacity to serve Evergy's customers, accommodate increased electric utility demand in the area, and will provide greater service reliability for electric utility customers in Jackson County, Missouri and throughout the surrounding region. It will also add additional substation capacity to transform energy needed for long-term efficient delivery of energy to the region's customers.

14. The Project will serve the public interest, is for public use, and constitutes a public purpose, namely, utility infrastructure for the for the transformation of electricity, distribution of energy, and related information and communications.

15. In order to perform the Project, it is necessary for Evergy to acquire the entire fee interest in the Property (the "Property Interests") and associated ownership of all right, title and interest in and to the Property for the Project (the "Property Rights"), as set forth in this Petition.

16. Pursuant to R.S.Mo. § 523.010, Evergy is authorized to acquire the Property Interests and the Property Rights for the purposes stated herein to accomplish the Project.

Prior Negotiations

17. Prior to instituting these proceedings, Evergy, by and through its agents, negotiated, in good faith, the voluntary acquisition of the Property Interests and the Property Rights from Defendant.

18. In accordance with R.S.Mo. § 523.250 and not less than 60 days before filing this Petition, Evergy provided written notice of its intended acquisition of the Property Interests and the Property Rights, via certified mail (return receipt requested) and/or hand-delivery, to the respective owner of record of the Property (named herein as Defendant), as listed in the records of the Jackson County, Missouri Assessor's Office.

19. In accordance with the provisions of R.S.Mo. § 523.253, Evergy tendered written offers to the respective owner of record of the Property (named herein as Defendant), as listed in the records of the Jackson County, Missouri Assessor's Office, not less than 30 days before instituting this action via certified mail (return receipt requested) and/or hand-delivery. Evergy based its written offer on market data and an appraisal conducted by state-licensed general real estate appraiser in accordance with generally accepted appraisal practices and statutes.

20. The compensation offered in good faith takes into account the value for the entirety of the Property, valued as if the Property Rights being condemned constituted a total taking of the entirety of the Property parcel described and depicted in **Exhibit 1**, attached; however, Evergy hereby acknowledges that the City of Raytown, Missouri may have or claim right of way in the portion of the land depicted in East 59th Street, and the portion of the land currently depicted in Woodson Road in **Exhibit 2**. Therefore the Order of Condemnation will affirm Evergy's condemnation of the Property described and depicted in **Exhibit 1**,

21. Evergy was unable to reach an agreement with Defendant Woodgate Farm Homes Association for the Property Interests and the Property Rights in the Property, making this condemnation action necessary.

22. At this time, Evergy has complied with all requirements, conditions precedent, and jurisdictional prerequisites to the exercise of its statutory power of eminent domain,

including without limitation, satisfaction of its good faith negotiation requirements pursuant to R.S.Mo. § 523.256.

23. Having unsuccessfully attempted to negotiate the voluntary acquisition of the Property Interests and the Property Rights, Evergy is authorized, under R.S.Mo. §§ 523.001, *et seq.*, to acquire the Property Interests and Property Rights in the Property described herein through the exercise of the right of eminent domain.

Count I: Woodgate Property

24. Evergy incorporates all other paragraphs of this Verified Petition as if fully set forth herein.

25. Pursuant to deeds and other documents recorded in the Jackson County, Missouri Recorder of Deeds' Office, Defendant is the record title holder of the Property, which is more particularly described as:

LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION
PARTLY IN KANSAS CITY, AND WHOLLY IN JACKSON COUNTY,
MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5; THENCE
SOUTH 243.77 FEET; THENCE EAST 200 FEET; THENCE NORTH
243.77 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE
WEST 200 FEET TO THE POINT OF BEGINNING.

as more particularly described and depicted in **Exhibit 1**, attached and incorporated as if more fully set forward herein.

26. Unknown individuals or entities may also claim an interest in the Property.

27. Together with all unknown individuals or entities that may have or claim an interest in the Property are referred to herein collectively as the "Property Defendants."

28. To accomplish the Project, Evergy requires the Property Interests and the Property Rights in the Property.

29. The Property in which Evergy will have acquired the Property Rights, is as depicted and legally described in **Exhibit 1**, with the understanding that Evergy acknowledges that although there is no evidence of the dedication or conveyance of the area currently described and depicted in Woodson Road on the west and East 59th Street on the north of said parcel, the area in which such road improvements are located is legally described and depicted in **Exhibit 2** (the “**Area in Roads**”), attached and incorporated as if more fully set forward herein.

30. Plaintiff Evergy acknowledges the roads improvements in the **Area in Roads** will remain and are the property of the City; subject however, in all events to the rights of Plaintiff Evergy its successor and assigns in and to the Property being acquired by condemnation in these proceedings, including but not limited to the retained access of Plaintiff Evergy, its successors and assigns for ingress and egress in, to and from that portion of Lot 5 not in Roads being acquired by condemnation in these proceedings by Evergy, its and their successors and assigns (which area not in Roads is for clarity depicted and described in **Exhibit 3**, attached, and herein “**Area Not in Roads**”) to and from the Area in Roads, and subject further to the exercise of all right, title and interest of Plaintiff Evergy, its successors, and assigns in the acquired Property, and the exercise of the Property Interests and the Property Rights in the Property forever.

WHEREFORE, Plaintiff Evergy Missouri West, Inc. prays that this Court:

- (a) cause process to issue to the Property Defendants identified herein, giving the Property Defendants not less than ten (10) days’ notice of the time and the place wherein this Verified Petition will be heard and requiring the Property Defendants to appear at said time and place;
- (b) enter its Order condemning the Property Interests and Property Rights in and to the Property sought herein to Plaintiff Evergy as described herein;

- (c) appoint three (3) disinterested residents of Jackson County, Missouri, as Commissioners to ascertain and assess the damages (if any) that the Property Defendants may sustain, and the just compensation (if any) to which they may be entitled by reason of the appropriation of their property interests in or from the Property Interests and Property Rights in to the Property;
- (d) take such further action and enter such Orders, Decrees and Judgments, as may be necessary and proper to cause the Property Interests and Property Rights in and to the Property to be and stand condemned for the uses and purposes stated herein and to give Evergy the right to take possession and ownership of, and to make use thereof, and to have and possess all rights title and interests in and to the Property immediately upon the filing and recording of the Report of Commissioners ("Report") and Plaintiff Evergy's payment into the registry of the Court of the amounts, if any, which may be assessed in said Report for the appropriation of the rights and interests set forth herein; and
- (e) make and enter such other Orders, Decrees, and Judgments as the Court deems just and proper, including such orders as may be necessary to effect the granting of the rights in and to the Property sought herein to Plaintiff Evergy.

Dated: May 22, 2023

Respectfully submitted,

DENTONS US LLP

/s/ Curtis E. Woods

Curtis E. Woods, MO # 27065

Robert A. Hammeke, MO # 51540

Clay D. Haag, MO # 74108

4520 Main Street, Suite 1100

Kansas City, MO 64111

(816) 460-2400 - Telephone

(816) 531-7545 - Facsimile

curtis.woods@dentons.com

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clay.haag@dentons.com

*Attorneys for Plaintiff Evergy Missouri West,
Inc.*

VERIFICATION

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

I, Zach Roeschlein, having been first duly sworn, state as follows:

1. I am over the age of 18 years.
2. I am the RES Project Manager for Evergy Missouri West, Inc.
3. On behalf of Evergy Missouri West, Inc., to the best of my knowledge,

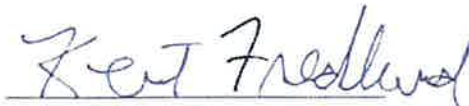
information, and belief, the information contained in this Verified Petition a true and accurate account of the facts as I know and understand them to be.

FURTHER AFFIANT SAYETH NOT.


[Zach Roeschlein]
[RES Project Manager]
Evergy Missouri West, Inc.

Sworn to and subscribed before me this 16 th day of May 2023.

KENT FREDLUND
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 5/29/2024
COMMISSION # 12413848


Notary Public

My commission expires: 5-29-2024

FAQs

Evergy's Raytown Substation

FAQs

May 2024

This substation expansion is necessary to increase the reliability of the electric distribution service in Raytown and the surrounding area. Here are the answers to some questions you might have about this project.

What is the problem?

The Raytown Substation expansion addresses the need to increase reliability, serviceability, and load of the electrical system in Raytown and surrounding area.

What's the solution?

Evergy is proposing to expand the Raytown Substation located in the southeast corner of Woodson Rd and E 59th St in Raytown, Jackson County, Missouri. Initial construction activities will address the current large load customers as well as provide the ability to perform maintenance on the transmission line and substation equipment without subjecting customers to unnecessary outages. It will also increase the reliability of the customers in Raytown and the surrounding area.

Why build the substation at this location?

The site is located on a 0.86-acre vacant lot adjacent to the existing substation and transmission lines.

What is the anticipated schedule for construction?

Construction is anticipated to begin in early 2026 and the substation is to be in-service by the late-2026.

What is the function of a substation?

The main purpose of this substation is to transform power from a higher voltage to a lower voltage and control the power flow to other substations in the area. Bulk power is transported most efficiently over long distances when it is at very high voltages, so substations like this one would serve as the point at which bulk power for the area is transformed to a lower voltage before being distributed to homes and businesses.

Inside the substation, the transformers lower the voltage, and the switches and breakers are used to turn power to individual circuits off and on just like in a home but on a larger scale. The electronic devices are used for monitoring and remote switching.

What will it look like?

The existing and expanded boundaries of the Raytown Substation will be surrounded by a 9' tall decorative wall on the west, north, and east sides. Inside the wall will be a crushed rock surface. The site will be accessed from entrances off Woodson Rd and E 59th St. Sidewalks will be installed on parts of the western and northern sides of the substation.

The tallest equipment is about 35' not including the poles that connect to the transmission lines and the lightning protection masts. Yard lights will be switch operated and have light footprints focused at and inside the fence lines.

Will the new substation impact the future use or development of adjacent properties?

Based on similar projects in several other counties, we have found that home builders and developers who know about the plans for a future substation in advance are rarely reluctant to build on the adjacent lots.

How will it affect public utilities and services?

The substation will not generate waste, increase traffic, etc., and does not require water or sewer, so no additional services will be necessary. Parking space for maintenance vehicles is available inside the substation.

Will there be a lot of traffic in and out of the substation?

Except during construction, the station will be unmanned. Equipment and operation checks are performed by Evergy personnel about once a month.

What should we do if there's an emergency at the substation?

Do the same thing you do for all other emergencies, call 911. Evergy will provide the fire department our emergency contact information and a fire preplan so they will be able to respond quickly and correctly.

What impact will the substation have on the environment?

A substation does not actually generate or produce a product, so it does not pollute air, land, or water. A substation does not produce dust, fumes, odors, smoke, or vibration.

The humming sound many people associate with a substation comes from the transformer. Today's transformers are significantly quieter than old ones. As with any sound, it dissipates with distance from the source.

We have contacted the Missouri Department of Conservation and the U.S. Fish & Wildlife Service to assess the impact of our project on threatened and endangered (T&E) species. No concerns to T&E species or habitat are expected.

Standard sediment and erosion control measures will be used during construction. Crushed rock inside the substation and grass outside will provide permanent erosion control.

Evergy is pleased that the location and design of the proposed substation will ensure an adequate supply of electricity to our customers and yet minimize the impact on the surrounding area.

Substation Fire Pre-Plan

Fire Pre-Plan

for Evergy's

Raytown Substation

DRAFT

24-Hour Emergency Phone: 1.800.383.1183
--

Substation Address: Southeast corner of Woodson Rd and E 59th St, Raytown, MO

Substation Fires

If a substation or transformer is burning, immediately contact Evergy, Inc. and wait for their personnel to arrive. Do NOT enter the substation. While you wait, take a defensive approach, and follow these steps:

- **Let the fire burn unless or until otherwise instructed by utility personnel.** Burning electric equipment is already ruined and will not be repaired. Do not risk injury to protect it as it will be replaced anyway.
- **Isolate the area with a radius of at least 300 feet.** Keep anyone unauthorized away from the area.
- **Be alert to explosion and toxic-smoke hazards.** Stay upwind and consider initial downwind evacuation for at least 1000 feet.
- **Follow the 30/30/100 rule:** Stay 30 feet away from energized objects and use a 30-degree fog spray at 100 psi to protect exposures and prevent fire from spreading.
- **Monitor for oil runoff.** Direct any oil away from catch basins and surface waters.

Extinguishing Substation Fires

Never enter a substation unless specifically directed to do so by your incident commander. If you have been told to suppress the fire, take the following precautions:

- **Position emergency vehicles *at least 30 feet away from any power lines*,** whether inside or outside of the substation.
- **Use only nonconductive ladders.** Do *not* use metal ladders.

Extinguishing Substation Fires, continued

- **Carry ladders parallel to the ground.** This helps you avoid contacting overhead facilities.
- **Never enter a substation until utility personnel have confirmed that the equipment is de-energized.**
- **Never use a solid stream of water on an oil fire; *always* use a fog stream.** Transformer oil fires can be extinguished with protein foam sprays and water fog sprays, but a solid stream of water can actually spread an oil fire.
- **Report all oil releases to the incident commander.** Follow standard tactics for a hazardous materials response.

This information can be found at:

<https://evergy-safety.com/firstresponder/topic/substation-fires/>

<https://evergy-safety.com/firstresponder/topic/extinguishing-substation-fires/>

Stormwater Report

Raytown Stormwater Narrative

Watershed Characteristics

The existing land coverage for the proposed substation includes an existing substation and an existing open space covered by grass. The cover in the existing substation will not change significantly as the existing equipment will be replaced in kind. The existing grass area will be surfaced with a combination of impervious and aggregate surfaces. Tables 1 and 2 provided below list the pre- and post-developed watershed areas and curve numbers (per TR-55 Manual for SCS Runoff Method).

Table 1: Pre-Developed Watershed

Watershed	Impervious (acres)	Aggregate (acres)	Grass (acres)	Total (acres)	Curve Number
Pre-1	0.066	0.546	0.005	0.617	86
Pre-2	0.006	0.000	0.835	0.841	74

Table 2: Post-Developed Watershed

Watershed	Impervious (acres)	Aggregate (acres)	Grass (acres)	Total (acres)	Curve Number
Post-1	0.063	0.538	0.012	0.613	86
Post-2	0.059	0.618	0.163	0.840	84

Analysis Requirements and Methodology

The substation expansion is analyzed using TR-55 SCS Runoff Method to determine the peak flow generated from the 2-yr, 10-yr, and 100-yr, 24-hr storms. The final site stormwater design will be in accordance with KC APWA Section 5600, which is why the 2-yr, 10-yr, and 100-yr storms were evaluated. Stormwater quantity design to meet Section 5600 requirements requires a peak flow of 0.5 cfs per acre of contributing watershed during the 2-yr storm, 2.0 cfs per acre during the 10-yr storm, and 3.0 cfs per acre during the 100-yr storm. See Table 3 for peak allowable flow for each watershed.

Table 3: Allowable Peak Flows

Watershed	Area (acres)	2-yr Allowable Peak Flow (cfs)	10-yr Allowable Peak Flow (cfs)	100-yr Allowable Peak Flow (cfs)
Post-1	0.613	0.307	1.226	1.839
Post 2	0.840	0.420	1.680	2.520

Hydrology Results and Analysis

Table 4 below shows the 2-yr, 10-yr, and 100-yr peak flows in the pre- and post-developed conditions. Comparisons across these conditions and a comparison of the peak post-developed peak flow against the allowable peak flow shown in Table 3.

Table 4: Peak Flows and Volumes

Storms	Pre-1 (cfs)	Post-1 (cfs)	Comparison: Pre to Post	Pre-2	Post-2	Comparison: Pre to Post	Comparison: Peak to Allowable
2-yr	2.26	2.07	2.26 > 2.07	2.03	3.09	2.03 < 3.09	3.09 > 0.420
10-yr	3.94	3.62	3.94 > 3.62	4.27	5.53	5.53 < 4.27	5.53 > 1.680
100-yr	6.97	6.41	6.97 < 6.41	8.64	9.96	9.96 < 8.64	9.96 > 2.520

Area 1 – Existing Substation: Area 1 alterations resulted in a decrease in impervious coverage, an equal curve number, and a decrease in peak flow for all three design storms. The combination of these results indicates no stormwater quantity or quality BMPs are necessary for Area 1 based upon Section 5600 requirements. This option will maintain the existing service provided to Woodson Road by the curb inlet. The curb inlet feeds a pipe that runs through the existing substation and outfalls in the southeast corner of the site.

Area 2 – Proposed Expansion: Area 2 alterations resulted in an increase in impervious coverage, a higher curve number, and an increase in peak flow for all three design storms. These results indicate stormwater quantity and quality BMPs are necessary for Area 2. This narrative is written before detailed design has been performed and therefore a conceptual design explanation is provided instead:

A dry detention basin will be designed to meet the Section 5600 criteria and will be an underground detention system inside the proposed substation expansion due to the tight space restrictions onsite. A prefabricated system utilizing either HDPE pipe storage or precast concrete vaults will be used. A water quality treatment device will be utilized to treat the stormwater runoff for a minimum of 80% of the TSS

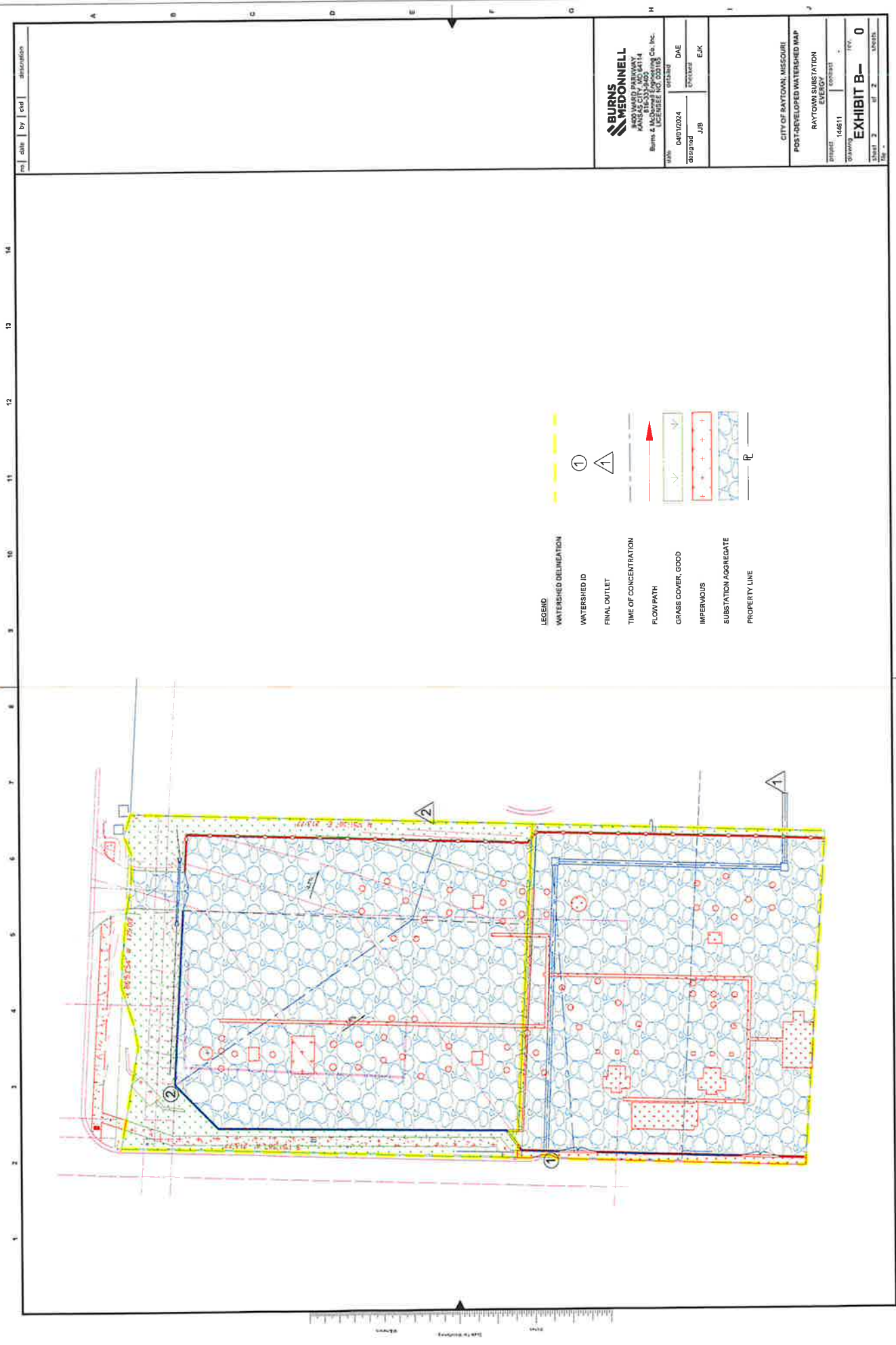


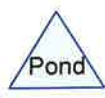
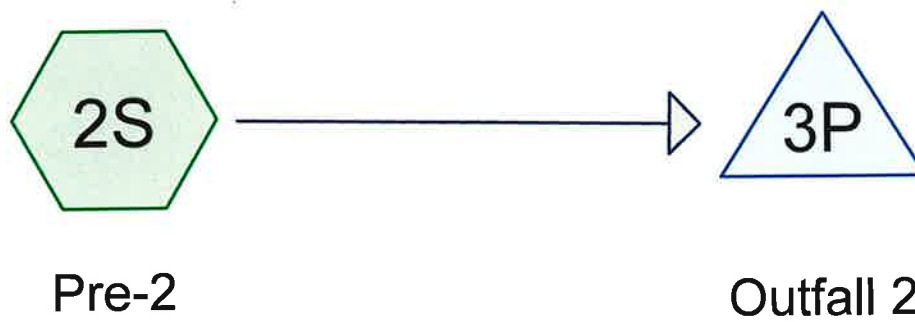
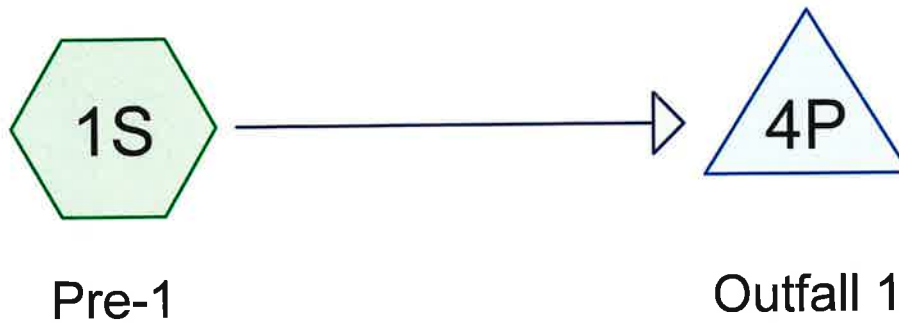
generated. The detention basin will outfall to the existing drainage pipes in the substation to drain the site effectively and minimize any overland, downstream impacts to the substation development.

Conclusion

Area 1 will not require any designed stormwater management systems. Area 2 will utilize a dry detention basin and water quality treatment device to meet Section 5600 requirements. Due to the conceptual nature of this narrative, no detention or device has been designed. The final submittal will include the detailed design and calculations of the proposed detention basin and treatment device.







Routing Diagram for Raytown HydroCAD
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Raytown HydroCAD

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr, 24-hr	Type II 24-hr		Default	24.00	1	3.69	2
2	10-yr, 24-hr	Type II 24-hr		Default	24.00	1	5.63	2
3	100-yr, 24-hr	Type II 24-hr		Default	24.00	1	9.15	2

Raytown HydroCAD

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Page 3

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.840	74	>75% Grass cover, Good, HSG C (1S, 2S)
0.546	85	Aggregate (1S)
0.072	98	Impervious (1S, 2S)
1.458	79	TOTAL AREA

Raytown HydroCAD

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.840	HSG C	1S, 2S
0.000	HSG D	
0.618	Other	1S, 2S
1.458		TOTAL AREA

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.840	0.000	0.000	0.840	>75% Grass cover, Good	1S, 2S
0.000	0.000	0.000	0.000	0.546	0.546	Aggregate	1S
0.000	0.000	0.000	0.000	0.072	0.072	Impervious	1S, 2S
0.000	0.000	0.840	0.000	0.618	1.458	TOTAL AREA	

Raytown HydroCAD

Prepared by Burns & McDonnell

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Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

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Page 6

Summary for Subcatchment 1S: Pre-1

Runoff = 2.26 cfs @ 11.99 hrs, Volume= 0.108 af, Depth> 2.11"
Routed to Pond 4P : Outfall 1

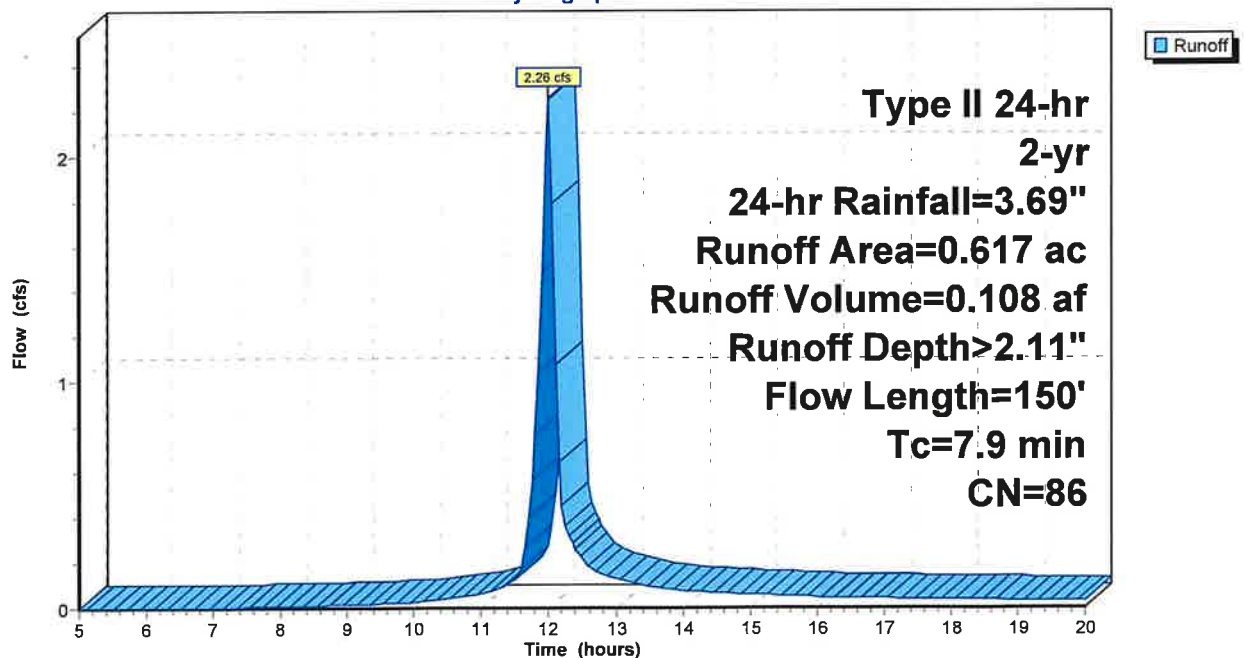
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

Area (ac)	CN	Description
* 0.546	85	Aggregate
* 0.066	98	Impervious
0.005	74	>75% Grass cover, Good, HSG C
0.617	86	Weighted Average
0.551		89.30% Pervious Area
0.066		10.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	41	0.1792	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
6.0	109	0.0686	0.30		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
7.9	150	Total			

Subcatchment 1S: Pre-1

Hydrograph



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Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

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Summary for Subcatchment 2S: Pre-2

[49] Hint: $T_c < 2dt$ may require smaller dt

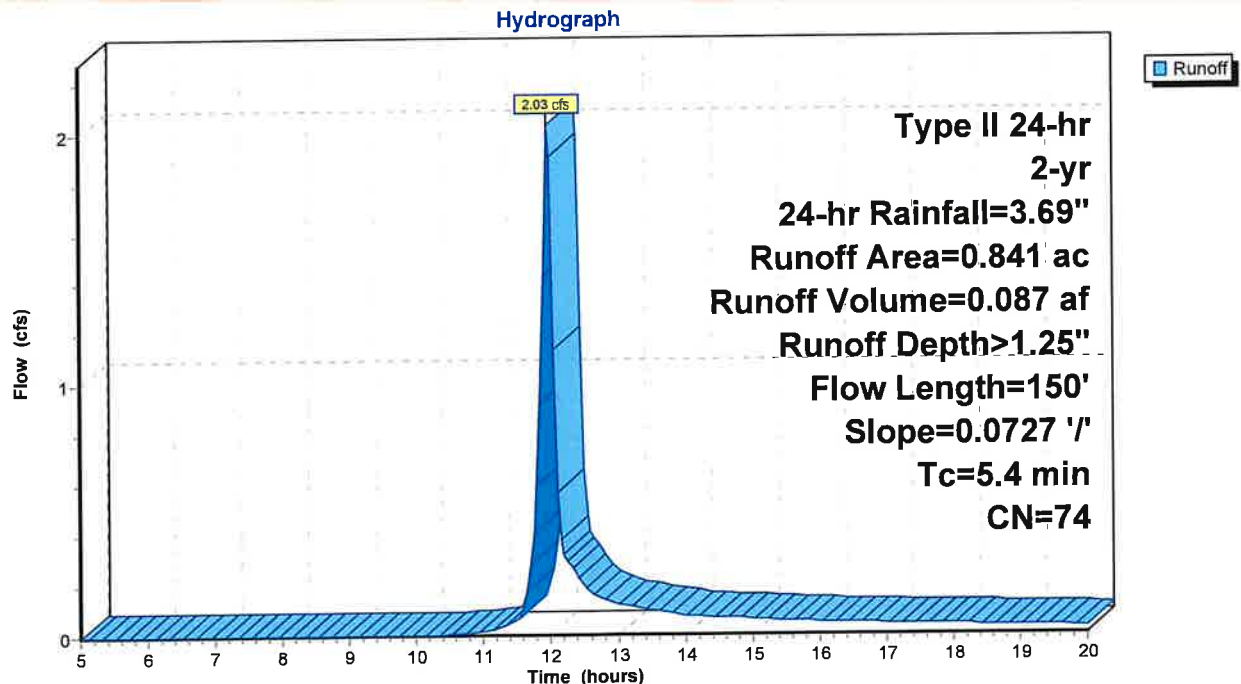
Runoff = 2.03 cfs @ 11.97 hrs, Volume= 0.087 af, Depth> 1.25"
Routed to Pond 3P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

Area (ac)	CN	Description
0.835	74	>75% Grass cover, Good, HSG C
* 0.006	98	Impervious
0.841	74	Weighted Average
0.835		99.29% Pervious Area
0.006		0.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 2S: Pre-2



Summary for Pond 3P: Outfall 2

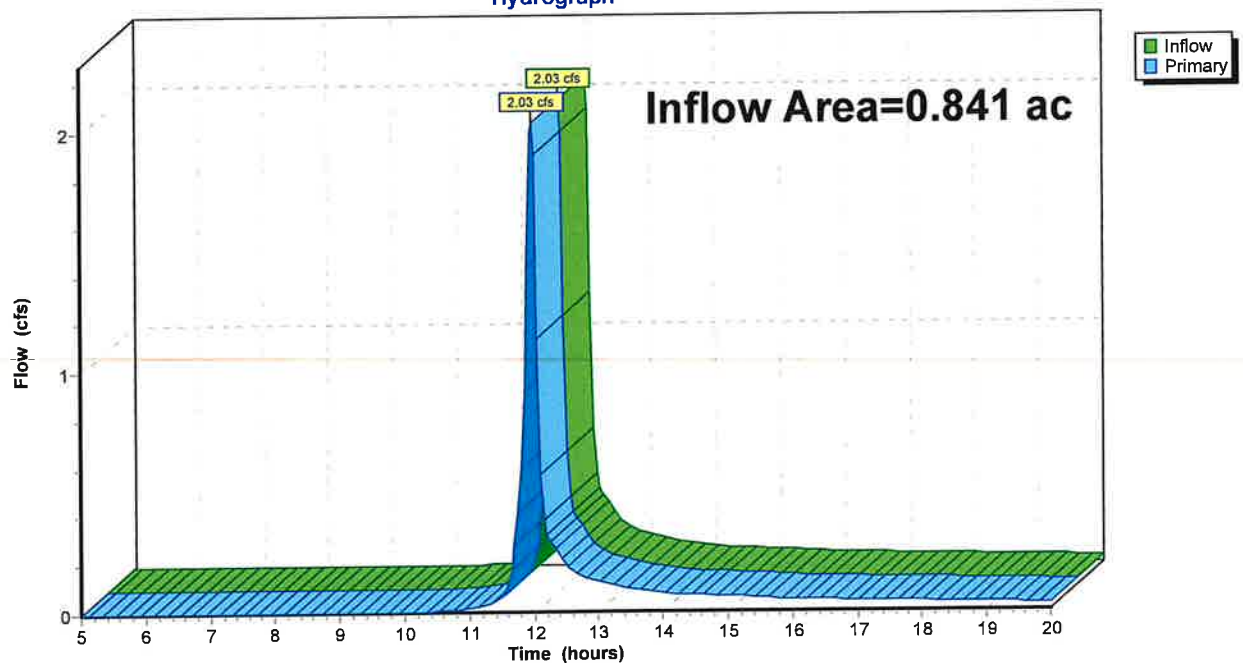
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.841 ac, 0.71% Impervious, Inflow Depth > 1.25" for 2-yr, 24-hr event
 Inflow = 2.03 cfs @ 11.97 hrs, Volume= 0.087 af
 Primary = 2.03 cfs @ 11.97 hrs, Volume= 0.087 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 3P: Outfall 2

Hydrograph



Summary for Pond 4P: Outfall 1

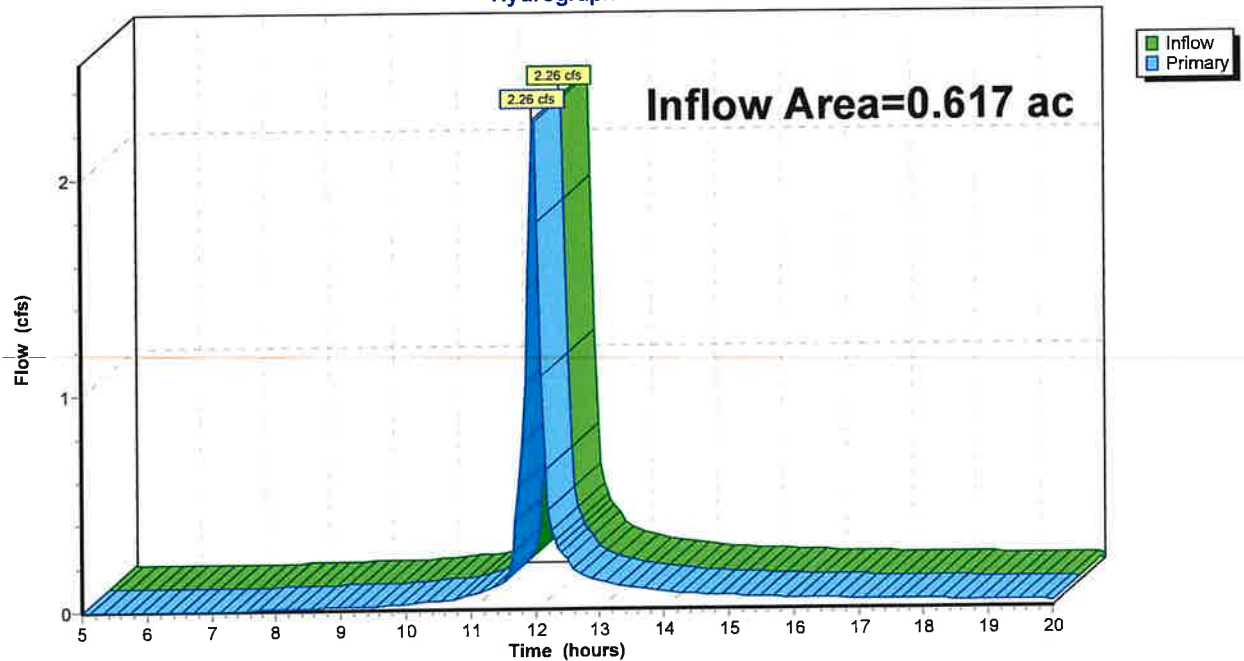
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.617 ac, 10.70% Impervious, Inflow Depth > 2.11" for 2-yr, 24-hr event
 Inflow = 2.26 cfs @ 11.99 hrs, Volume= 0.108 af
 Primary = 2.26 cfs @ 11.99 hrs, Volume= 0.108 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 4P: Outfall 1

Hydrograph



Raytown HydroCAD

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Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

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Summary for Subcatchment 1S: Pre-1

Runoff = 3.94 cfs @ 11.99 hrs, Volume= 0.195 af, Depth> 3.80"
Routed to Pond 4P : Outfall 1

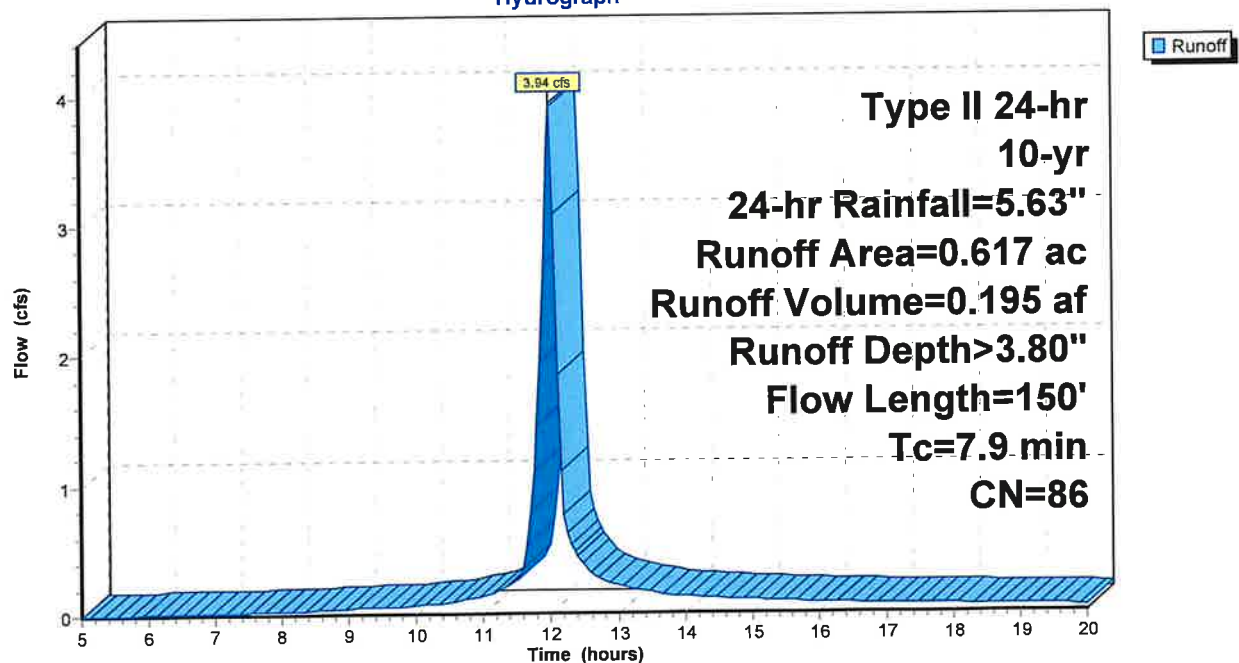
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

Area (ac)	CN	Description
* 0.546	85	Aggregate
* 0.066	98	Impervious
0.005	74	>75% Grass cover, Good, HSG C
0.617	86	Weighted Average
0.551		89.30% Pervious Area
0.066		10.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	41	0.1792	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
6.0	109	0.0686	0.30		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
7.9	150	Total			

Subcatchment 1S: Pre-1

Hydrograph



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Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

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Summary for Subcatchment 2S: Pre-2

[49] Hint: $T_c < 2dt$ may require smaller dt

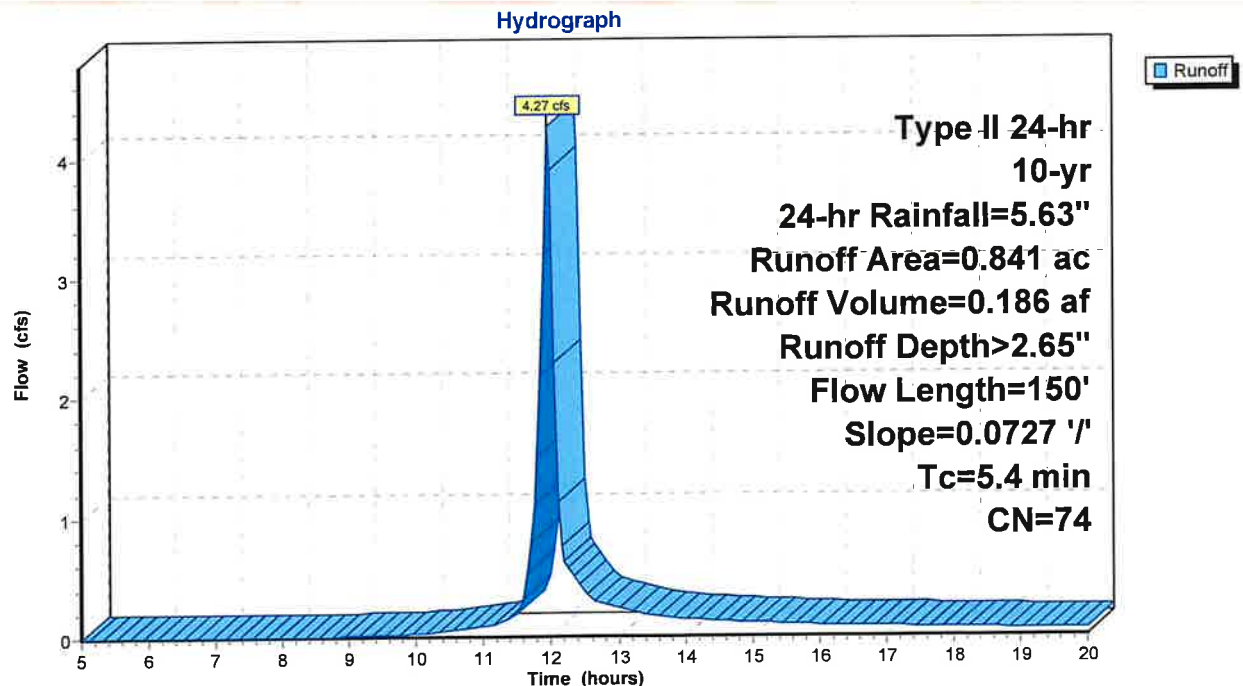
Runoff = 4.27 cfs @ 11.96 hrs, Volume= 0.186 af, Depth> 2.65"
Routed to Pond 3P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

Area (ac)	CN	Description
0.835	74	>75% Grass cover, Good, HSG C
* 0.006	98	Impervious
0.841	74	Weighted Average
0.835		99.29% Pervious Area
0.006		0.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 2S: Pre-2



Summary for Pond 3P: Outfall 2

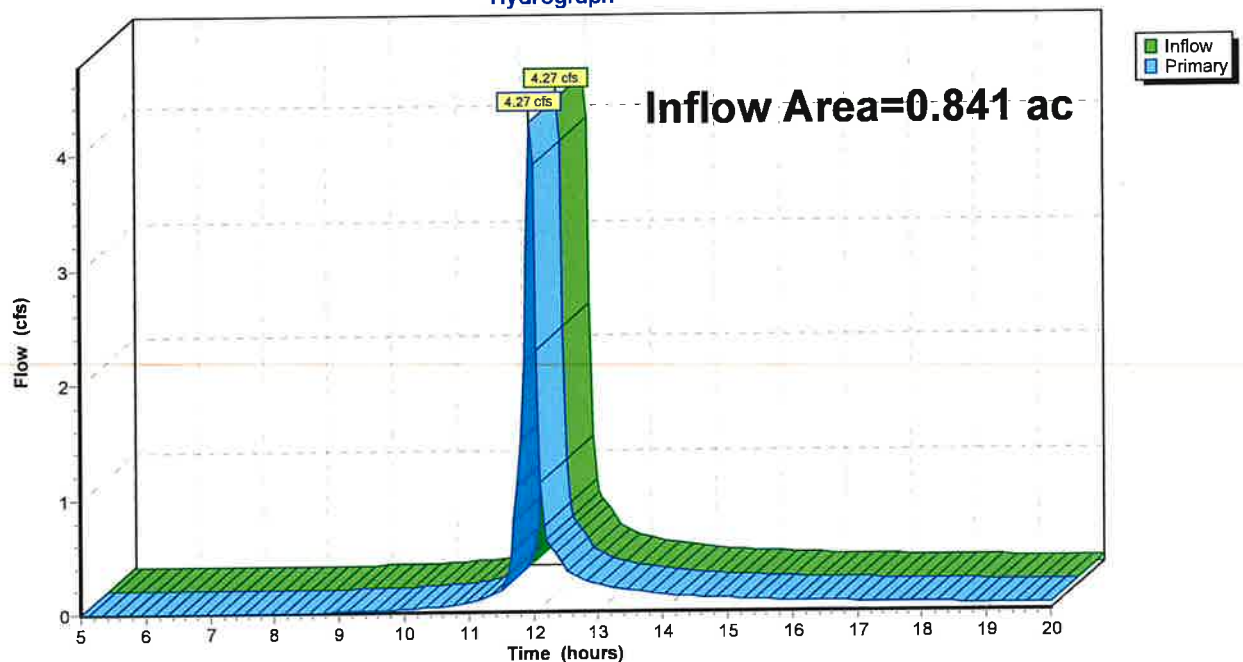
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.841 ac, 0.71% Impervious, Inflow Depth > 2.65" for 10-yr, 24-hr event
 Inflow = 4.27 cfs @ 11.96 hrs, Volume= 0.186 af
 Primary = 4.27 cfs @ 11.96 hrs, Volume= 0.186 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 3P: Outfall 2

Hydrograph



Summary for Pond 4P: Outfall 1

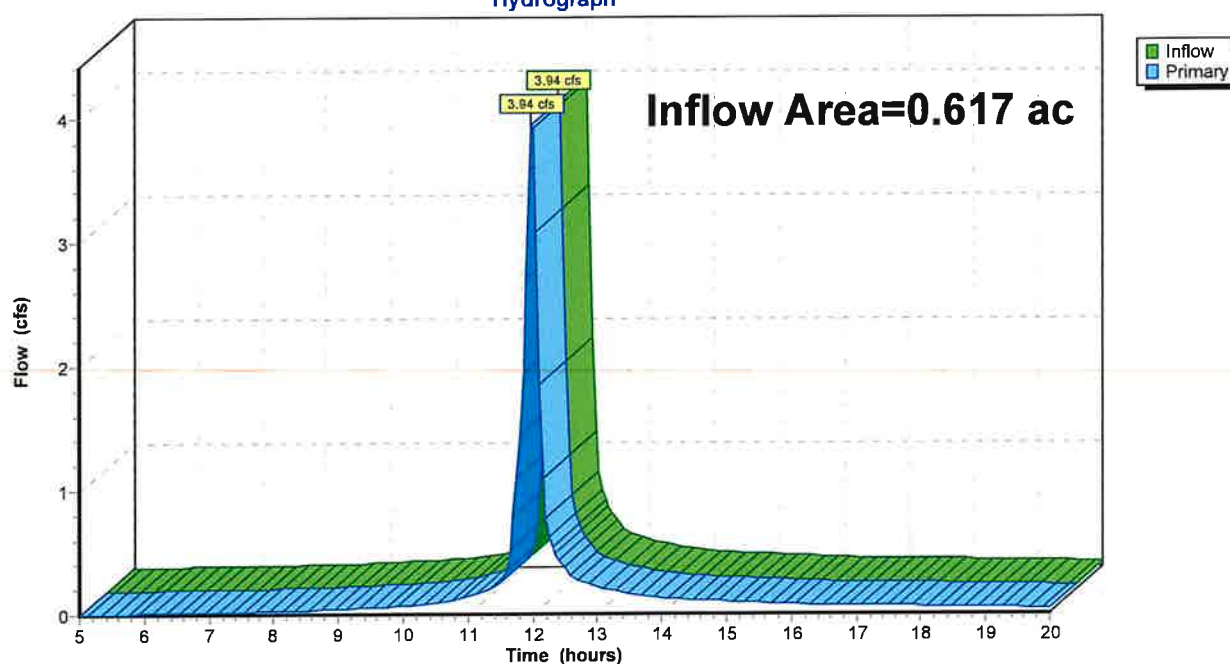
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.617 ac, 10.70% Impervious, Inflow Depth > 3.80" for 10-yr, 24-hr event
Inflow = 3.94 cfs @ 11.99 hrs, Volume= 0.195 af
Primary = 3.94 cfs @ 11.99 hrs, Volume= 0.195 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 4P: Outfall 1

Hydrograph



Raytown HydroCAD

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Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

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Summary for Subcatchment 1S: Pre-1

Runoff = 6.97 cfs @ 11.99 hrs, Volume= 0.359 af, Depth> 6.98"
Routed to Pond 4P : Outfall 1

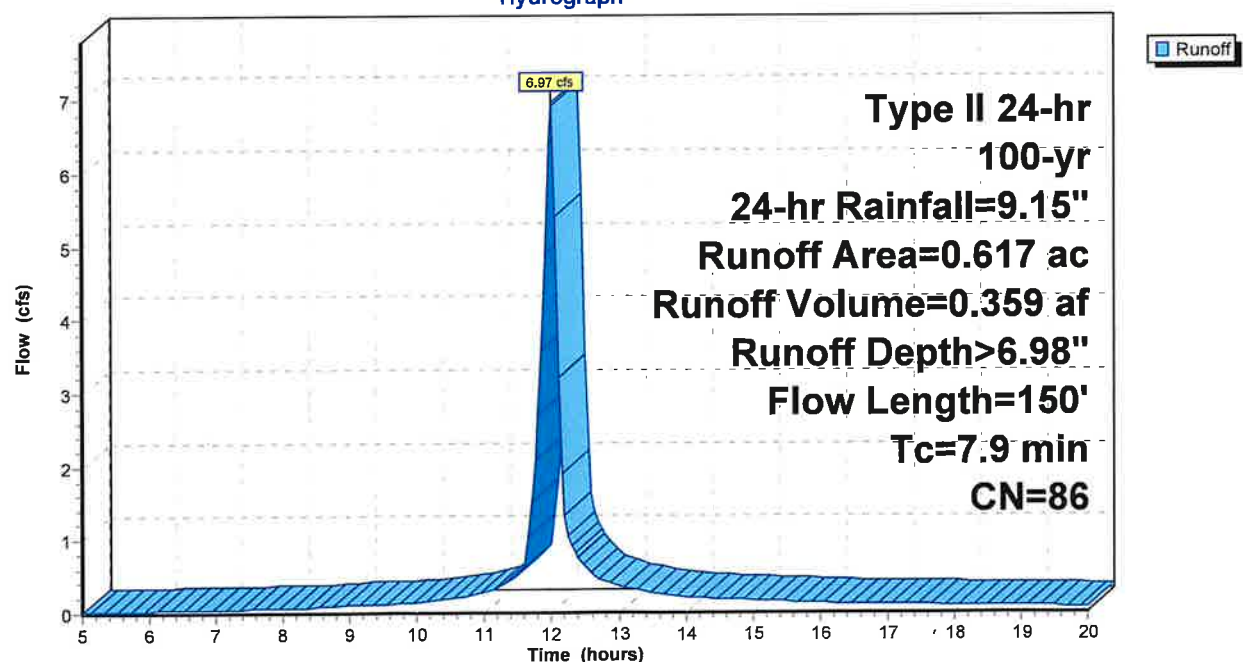
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
* 0.546	85	Aggregate
* 0.066	98	Impervious
0.005	74	>75% Grass cover, Good, HSG C
0.617	86	Weighted Average
0.551		89.30% Pervious Area
0.066		10.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	41	0.1792	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
6.0	109	0.0686	0.30		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
7.9	150	Total			

Subcatchment 1S: Pre-1

Hydrograph



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Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

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Summary for Subcatchment 2S: Pre-2

[49] Hint: $T_c < 2dt$ may require smaller dt

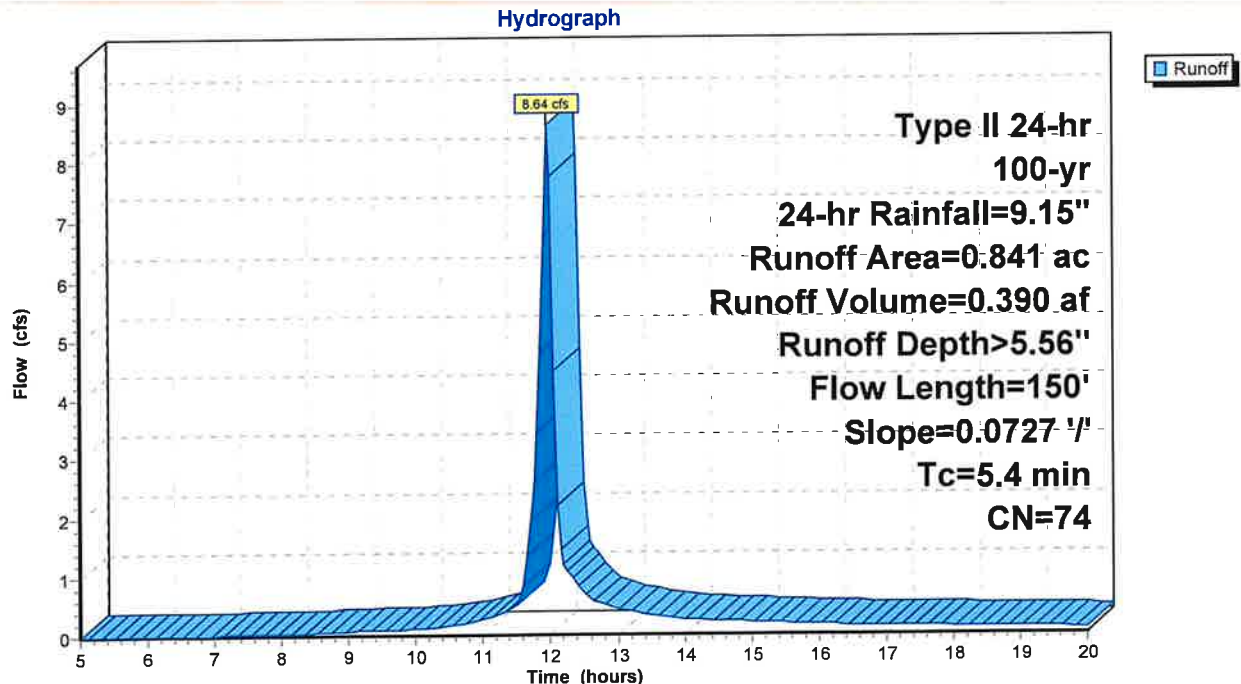
Runoff = 8.64 cfs @ 11.96 hrs, Volume= 0.390 af, Depth> 5.56"
Routed to Pond 3P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
0.835	74	>75% Grass cover, Good, HSG C
* 0.006	98	Impervious
0.841	74	Weighted Average
0.835		99.29% Pervious Area
0.006		0.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 2S: Pre-2

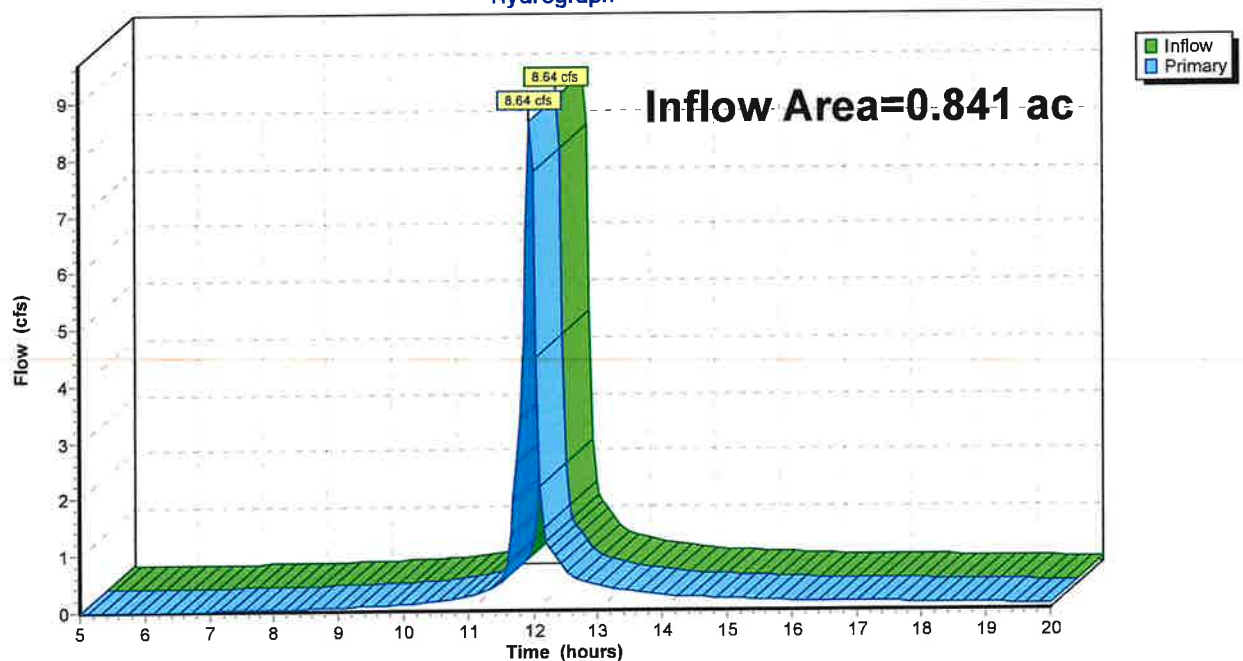


Summary for Pond 3P: Outfall 2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.841 ac, 0.71% Impervious, Inflow Depth > 5.56" for 100-yr, 24-hr event
Inflow = 8.64 cfs @ 11.96 hrs, Volume= 0.390 af
Primary = 8.64 cfs @ 11.96 hrs, Volume= 0.390 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 3P: Outfall 2**Hydrograph**

Summary for Pond 4P: Outfall 1

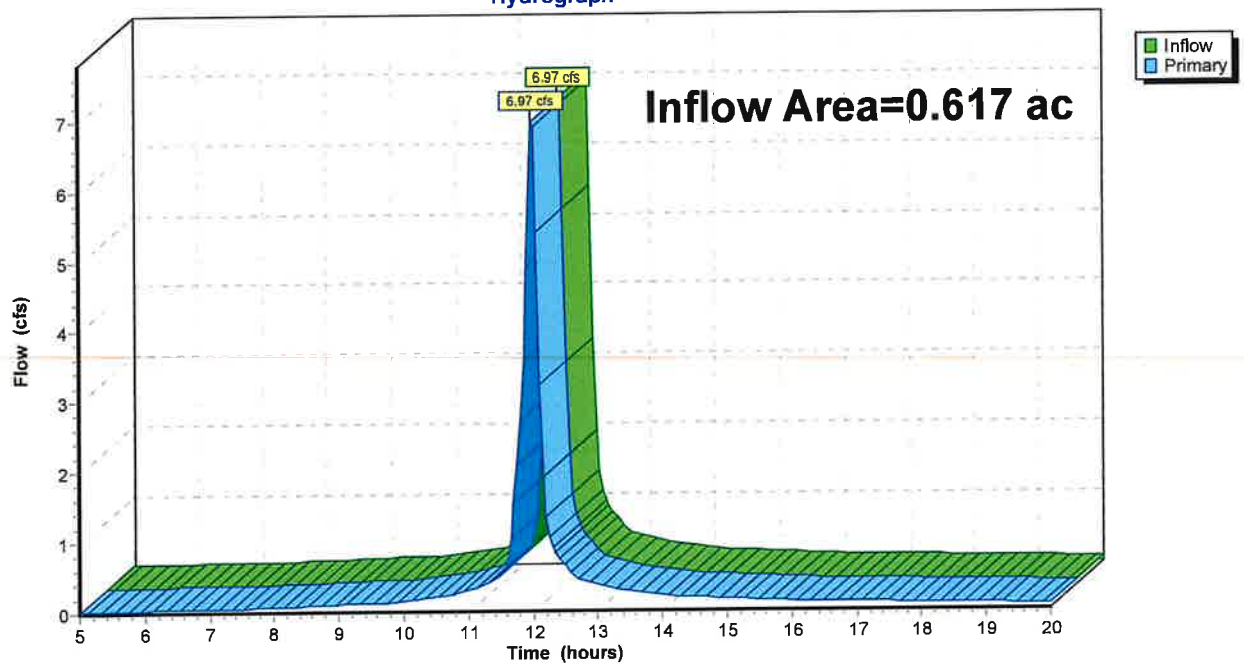
[40] Hint: Not Described (Outflow=Inflow)

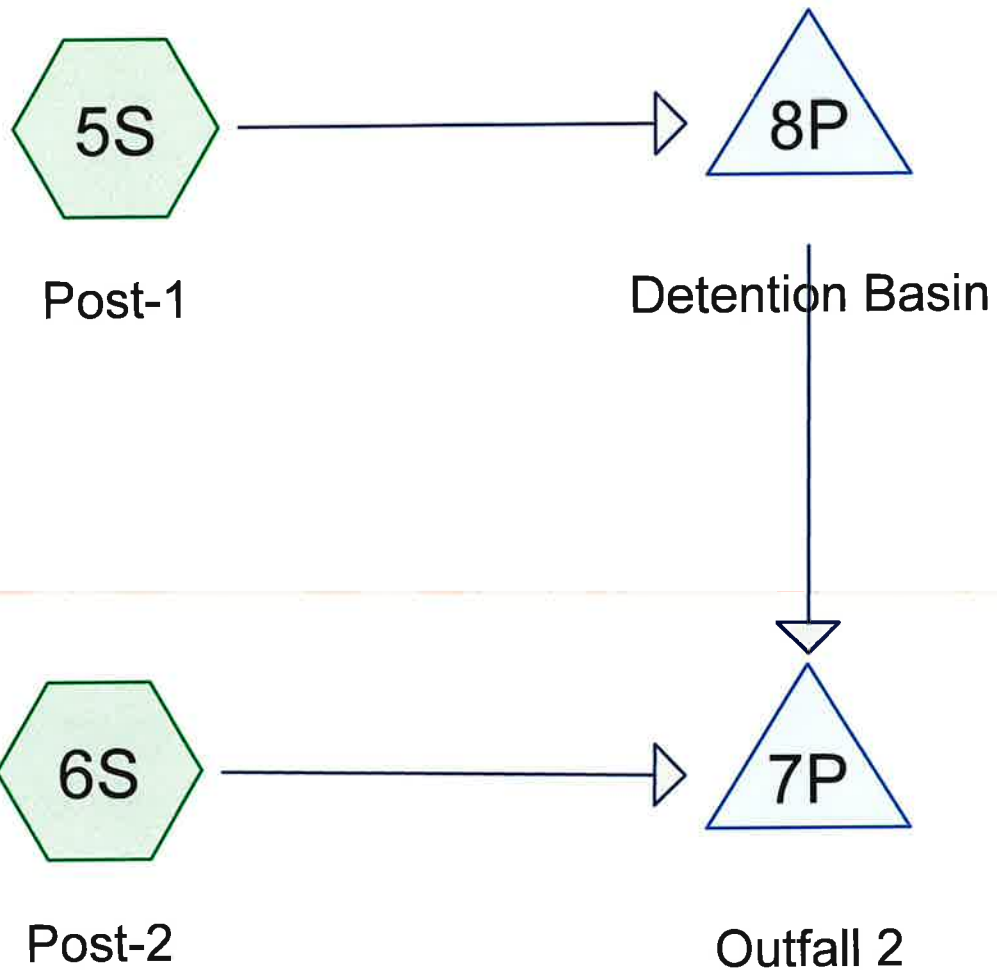
Inflow Area = 0.617 ac, 10.70% Impervious, Inflow Depth > 6.98" for 100-yr, 24-hr event
Inflow = 6.97 cfs @ 11.99 hrs, Volume= 0.359 af
Primary = 6.97 cfs @ 11.99 hrs, Volume= 0.359 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 4P: Outfall 1

Hydrograph





Routing Diagram for Raytown HydroCAD
Prepared by Burns & McDonnell, Printed 4/1/2024
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Raytown HydroCAD

Prepared by Burns & McDonnell

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr, 24-hr	Type II 24-hr		Default	24.00	1	3.69	2
2	10-yr, 24-hr	Type II 24-hr		Default	24.00	1	5.63	2
3	100-yr, 24-hr	Type II 24-hr		Default	24.00	1	9.15	2

Raytown HydroCAD

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Page 3

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.175	74	>75% Grass cover, Good, HSG C (5S, 6S)
1.156	85	Aggregate (5S, 6S)
0.122	98	Impervious (5S, 6S)
1.453	85	TOTAL AREA

Raytown HydroCAD

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.175	HSG C	5S, 6S
0.000	HSG D	
1.278	Other	5S, 6S
1.453		TOTAL AREA

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.175	0.000	0.000	0.175	>75% Grass cover, Good	5S, 6S
0.000	0.000	0.000	0.000	1.156	1.156	Aggregate	5S, 6S
0.000	0.000	0.000	0.000	0.122	0.122	Impervious	5S, 6S
0.000	0.000	0.175	0.000	1.278	1.453	TOTAL AREA	

Raytown HydroCAD

Prepared by Burns & McDonnell

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Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

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Summary for Subcatchment 5S: Post-1

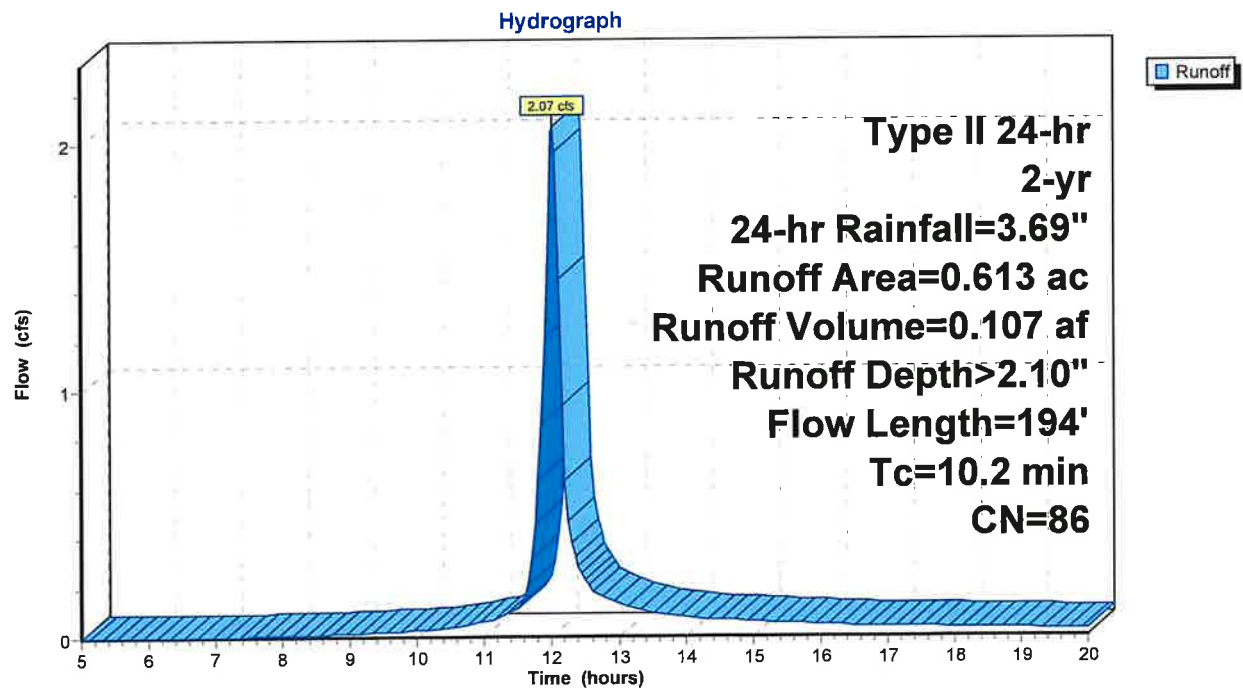
Runoff = 2.07 cfs @ 12.02 hrs, Volume= 0.107 af, Depth> 2.10"
Routed to Pond 8P : Detention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

	Area (ac)	CN	Description
*	0.538	85	Aggregate
*	0.063	98	Impervious
	0.012	74	>75% Grass cover, Good, HSG C
	0.613	86	Weighted Average
	0.550		89.72% Pervious Area
	0.063		10.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	150	0.0160	0.25		Sheet Flow, n= 0.100 P2= 3.69"
0.2	44	0.0470	4.40		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.2	194	Total			

Subcatchment 5S: Post-1



Raytown HydroCAD

Prepared by Burns & McDonnell

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Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

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Summary for Subcatchment 6S: Post-2

[49] Hint: $T_c < 2dt$ may require smaller dt

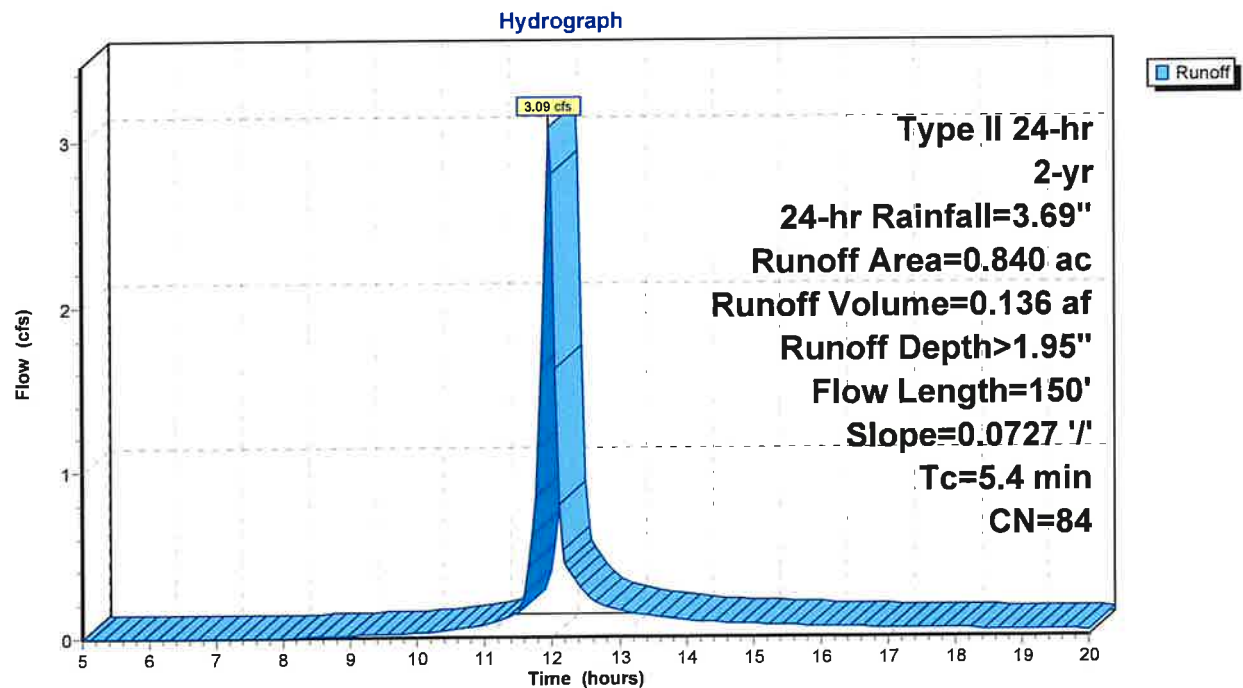
Runoff = 3.09 cfs @ 11.96 hrs, Volume= 0.136 af, Depth> 1.95"
Routed to Pond 7P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

	Area (ac)	CN	Description
*	0.618	85	Aggregate
	0.163	74	>75% Grass cover, Good, HSG C
*	0.059	98	Impervious
	0.840	84	Weighted Average
	0.781		92.98% Pervious Area
	0.059		7.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 6S: Post-2



Summary for Pond 7P: Outfall 2

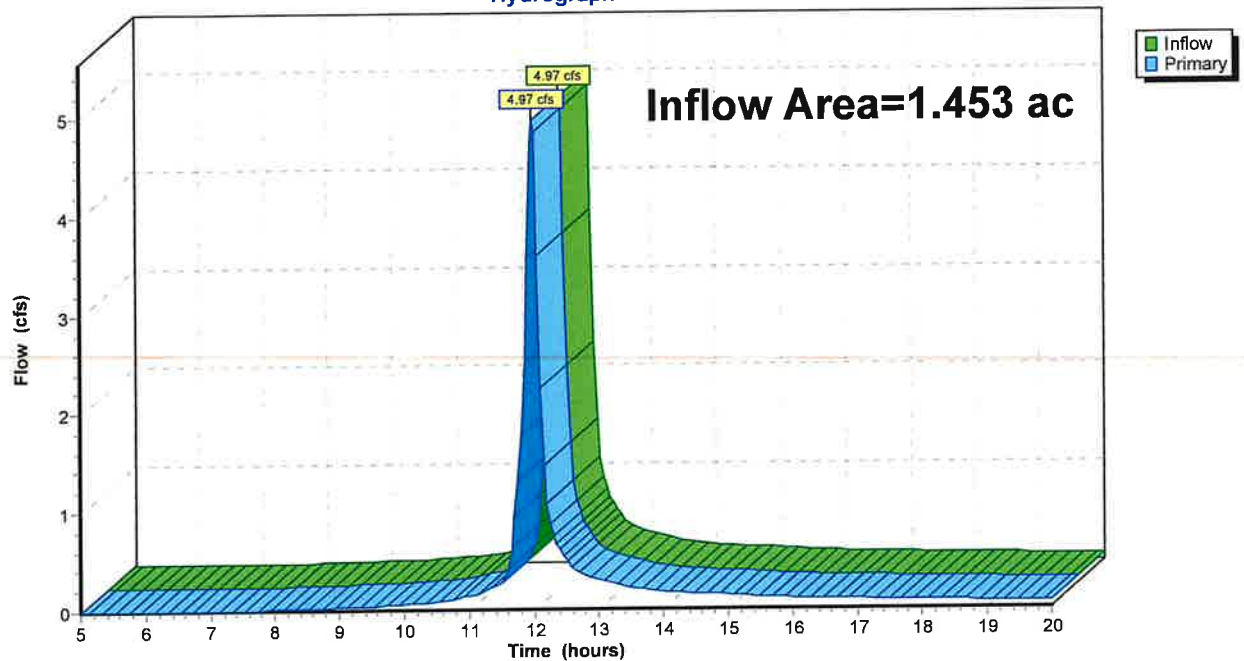
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.453 ac, 8.40% Impervious, Inflow Depth > 2.01" for 2-yr, 24-hr event
 Inflow = 4.97 cfs @ 11.98 hrs, Volume= 0.244 af
 Primary = 4.97 cfs @ 11.98 hrs, Volume= 0.244 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 7P: Outfall 2

Hydrograph



Summary for Pond 8P: Detention Basin

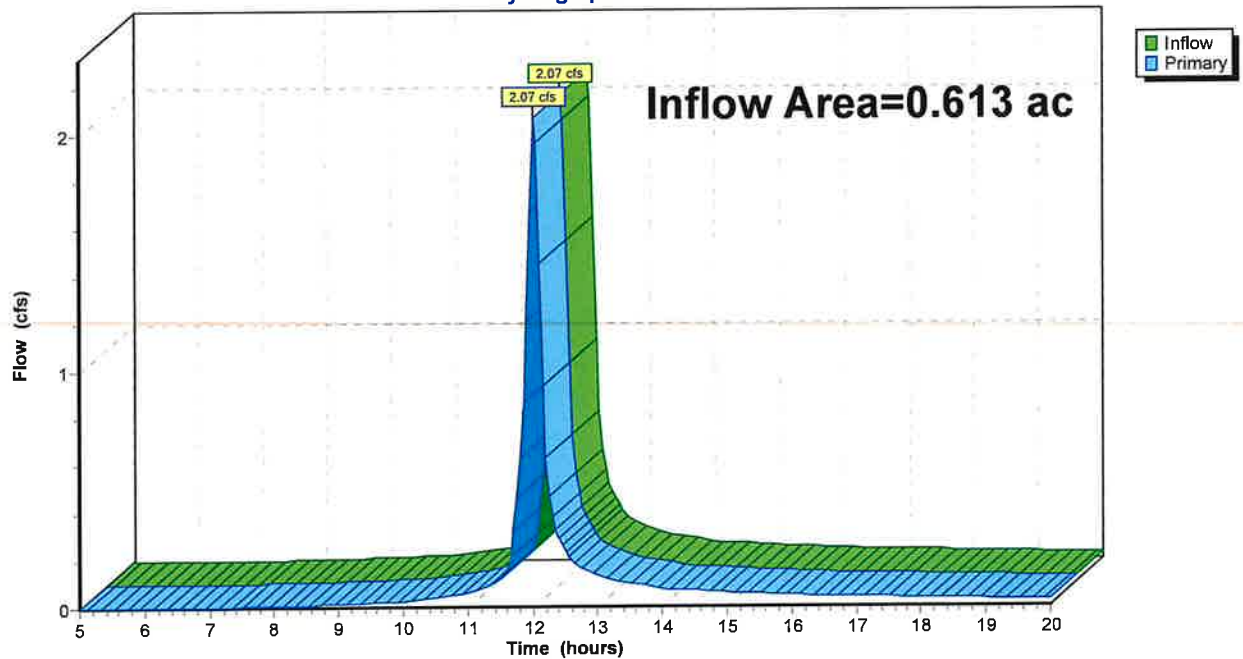
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 10.28% Impervious, Inflow Depth > 2.10" for 2-yr, 24-hr event
Inflow = 2.07 cfs @ 12.02 hrs, Volume= 0.107 af
Primary = 2.07 cfs @ 12.02 hrs, Volume= 0.107 af, Atten= 0%, Lag= 0.0 min
Routed to Pond 7P : Outfall 2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 8P: Detention Basin

Hydrograph



Raytown HydroCAD

Prepared by Burns & McDonnell

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Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

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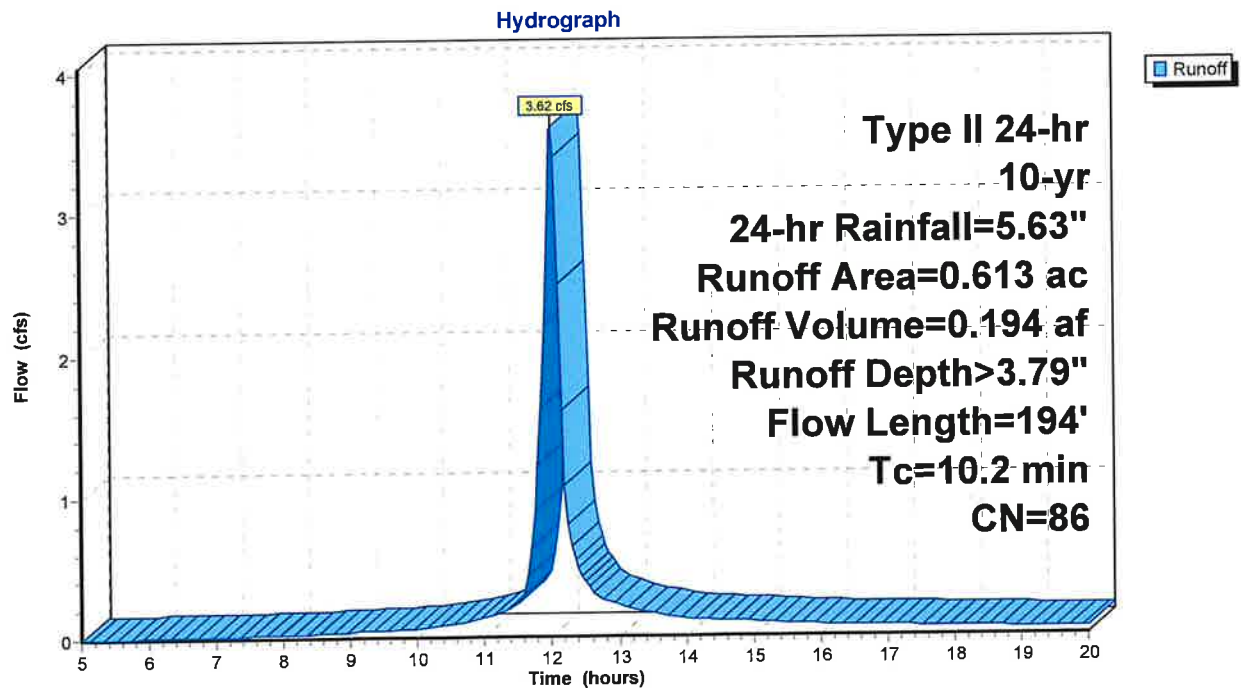
Summary for Subcatchment 5S: Post-1

Runoff = 3.62 cfs @ 12.01 hrs, Volume= 0.194 af, Depth> 3.79"
Routed to Pond 8P : Detention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

Area (ac)	CN	Description
* 0.538	85	Aggregate
* 0.063	98	Impervious
0.012	74	>75% Grass cover, Good, HSG C
0.613	86	Weighted Average
0.550		89.72% Pervious Area
0.063		10.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	150	0.0160	0.25		Sheet Flow, n= 0.100 P2= 3.69"
0.2	44	0.0470	4.40		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.2	194	Total			

Subcatchment 5S: Post-1

Raytown HydroCAD

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Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

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Summary for Subcatchment 6S: Post-2

[49] Hint: $T_c < 2dt$ may require smaller dt

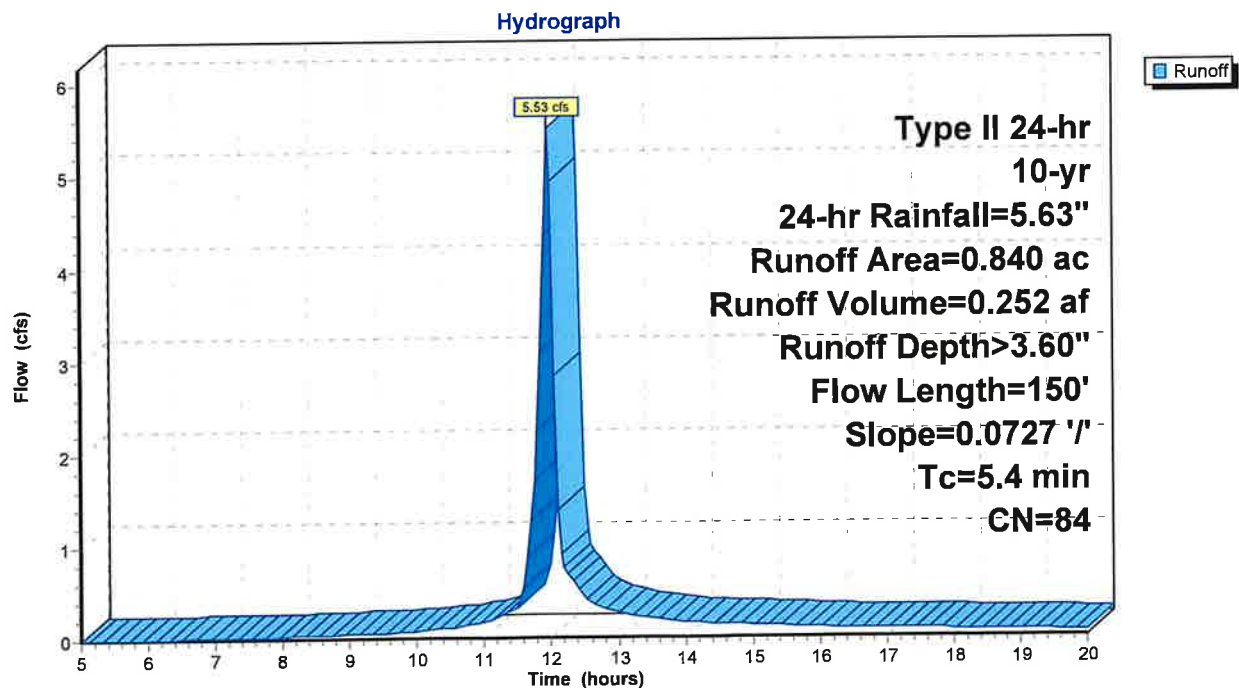
Runoff = 5.53 cfs @ 11.96 hrs, Volume= 0.252 af, Depth> 3.60"
Routed to Pond 7P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

	Area (ac)	CN	Description
*	0.618	85	Aggregate
	0.163	74	>75% Grass cover, Good, HSG C
*	0.059	98	Impervious
	0.840	84	Weighted Average
	0.781		92.98% Pervious Area
	0.059		7.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 6S: Post-2



Summary for Pond 7P: Outfall 2

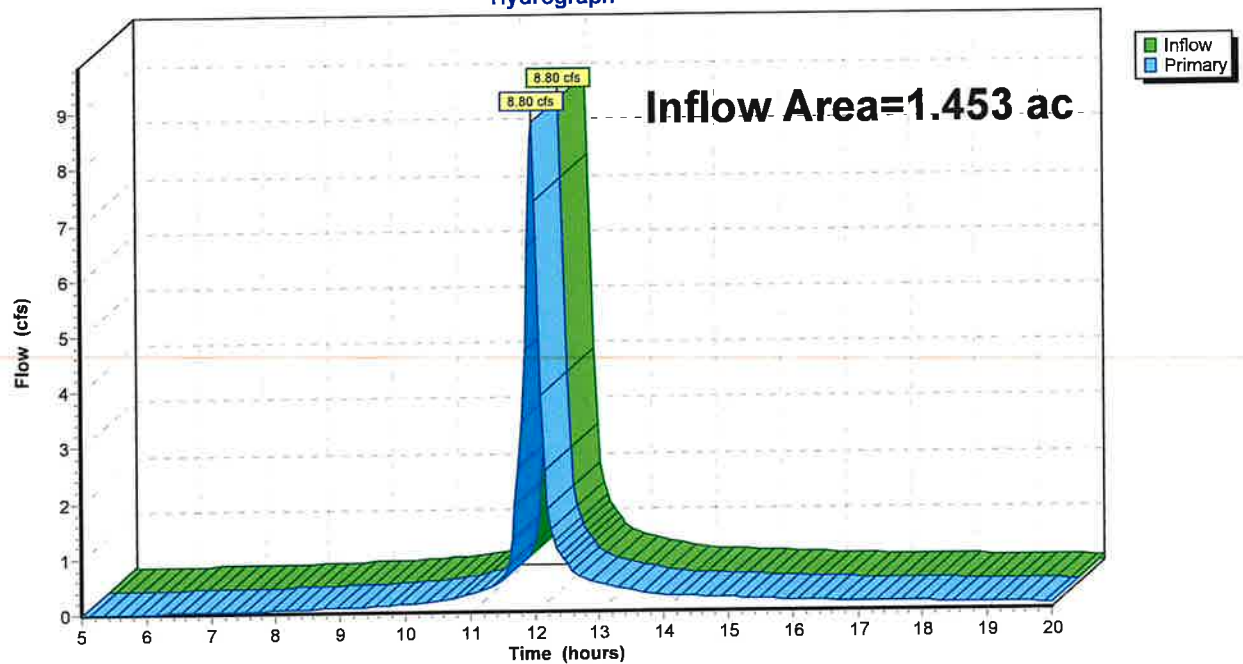
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.453 ac, 8.40% Impervious, Inflow Depth > 3.68" for 10-yr, 24-hr event
 Inflow = 8.80 cfs @ 11.98 hrs, Volume= 0.446 af
 Primary = 8.80 cfs @ 11.98 hrs, Volume= 0.446 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 7P: Outfall 2

Hydrograph



Summary for Pond 8P: Detention Basin

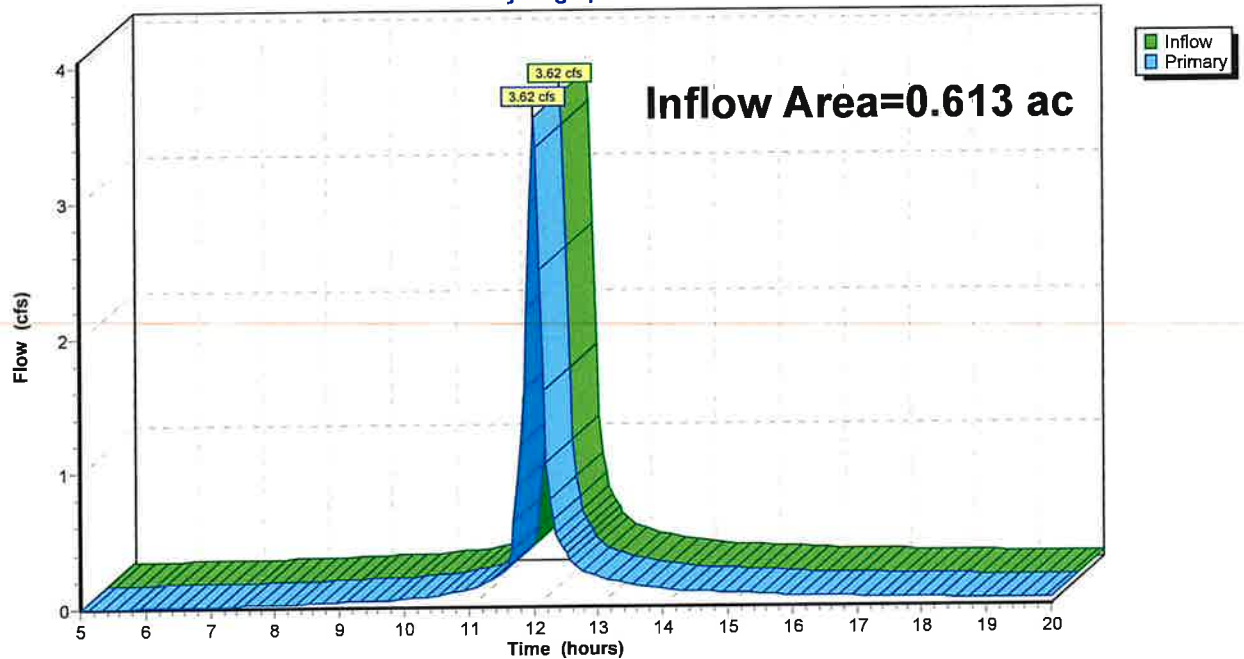
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 10.28% Impervious, Inflow Depth > 3.79" for 10-yr, 24-hr event
 Inflow = 3.62 cfs @ 12.01 hrs, Volume= 0.194 af
 Primary = 3.62 cfs @ 12.01 hrs, Volume= 0.194 af, Atten= 0%, Lag= 0.0 min
 Routed to Pond 7P : Outfall 2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 8P: Detention Basin

Hydrograph



Raytown HydroCAD

Prepared by Burns & McDonnell

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Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

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Summary for Subcatchment 5S: Post-1

Runoff = 6.41 cfs @ 12.01 hrs, Volume= 0.357 af, Depth> 6.98"
Routed to Pond 8P : Detention Basin

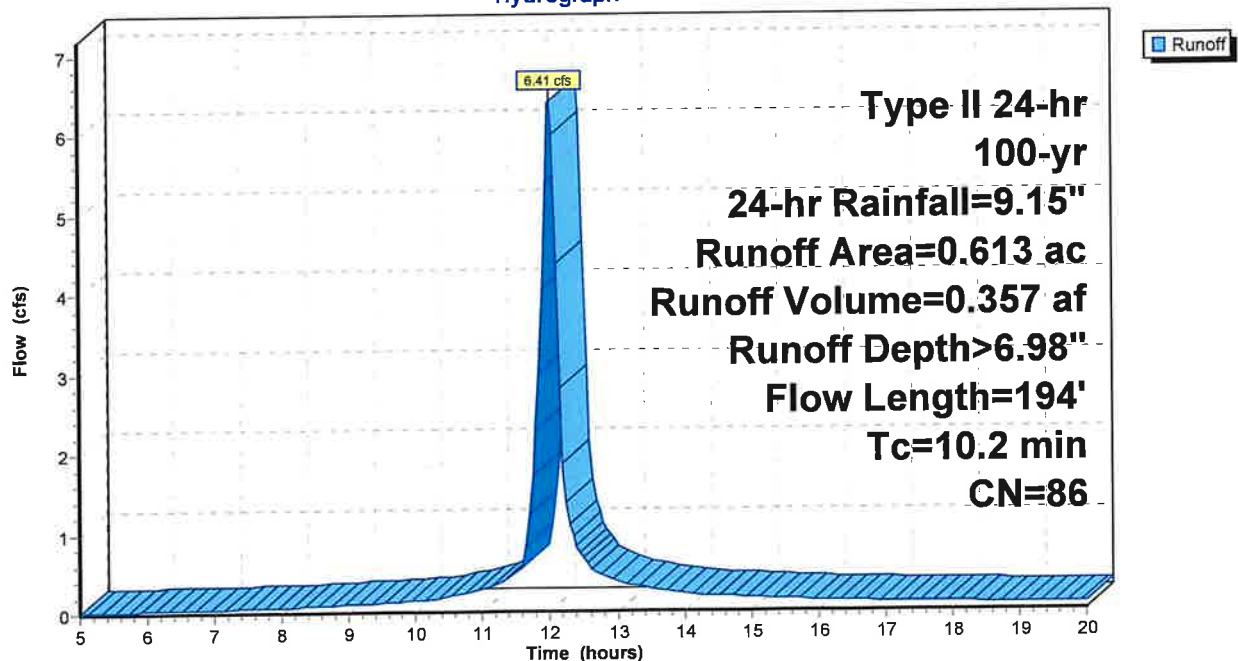
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
* 0.538	85	Aggregate
* 0.063	98	Impervious
0.012	74	>75% Grass cover, Good, HSG C
0.613	86	Weighted Average
0.550		89.72% Pervious Area
0.063		10.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	150	0.0160	0.25		Sheet Flow, n= 0.100 P2= 3.69"
0.2	44	0.0470	4.40		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.2	194	Total			

Subcatchment 5S: Post-1

Hydrograph



Raytown HydroCAD

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Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

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Summary for Subcatchment 6S: Post-2

[49] Hint: $T_c < 2dt$ may require smaller dt

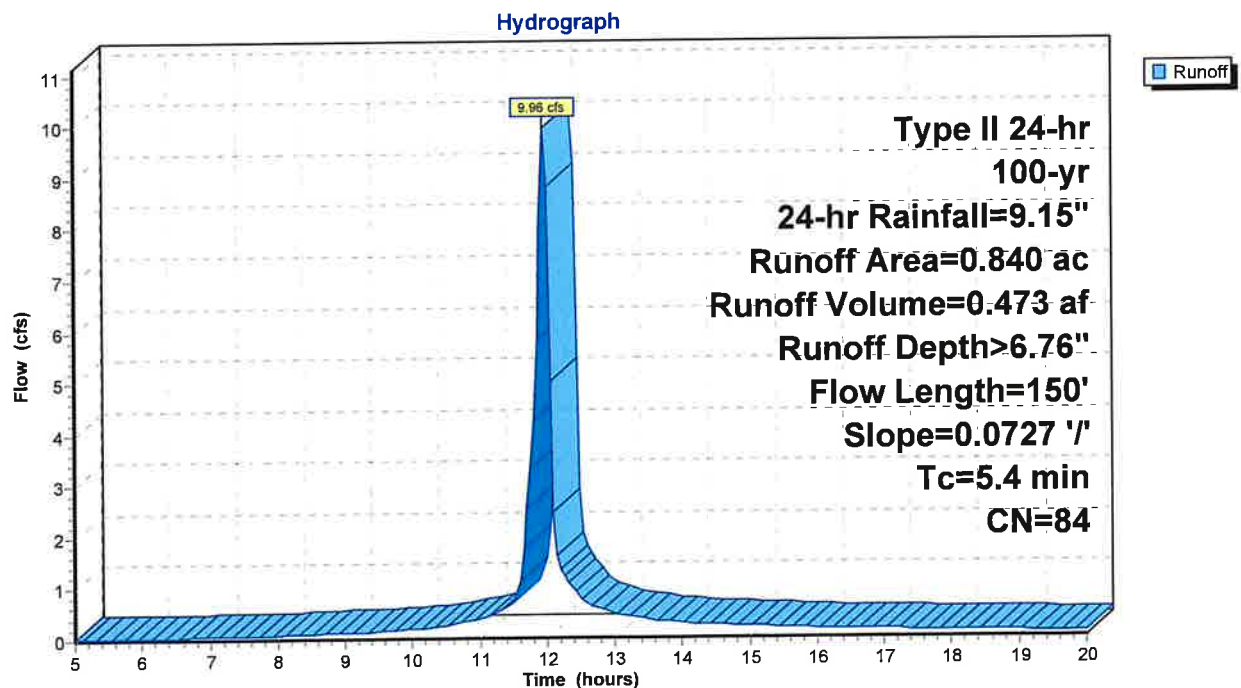
Runoff = 9.96 cfs @ 11.96 hrs, Volume= 0.473 af, Depth> 6.76"
Routed to Pond 7P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

	Area (ac)	CN	Description
*	0.618	85	Aggregate
	0.163	74	>75% Grass cover, Good, HSG C
*	0.059	98	Impervious
	0.840	84	Weighted Average
	0.781		92.98% Pervious Area
	0.059		7.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 6S: Post-2

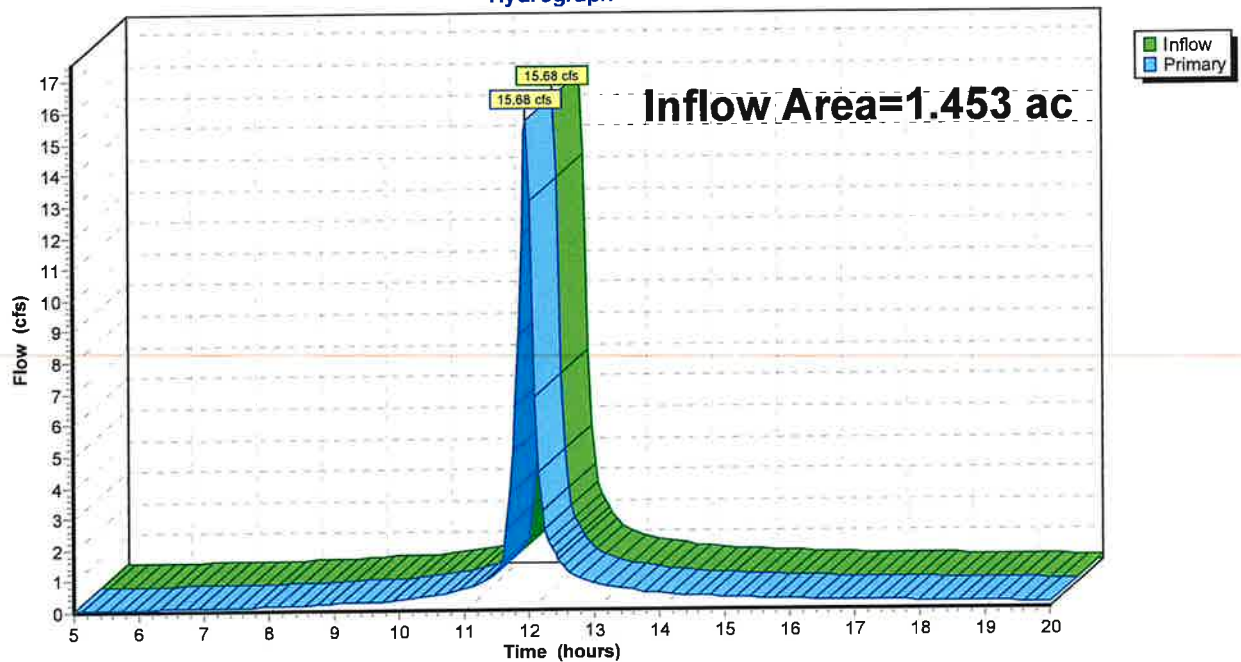


Summary for Pond 7P: Outfall 2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.453 ac, 8.40% Impervious, Inflow Depth > 6.85" for 100-yr, 24-hr event
Inflow = 15.68 cfs @ 11.97 hrs, Volume= 0.830 af
Primary = 15.68 cfs @ 11.97 hrs, Volume= 0.830 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 7P: Outfall 2**Hydrograph**

Summary for Pond 8P: Detention Basin

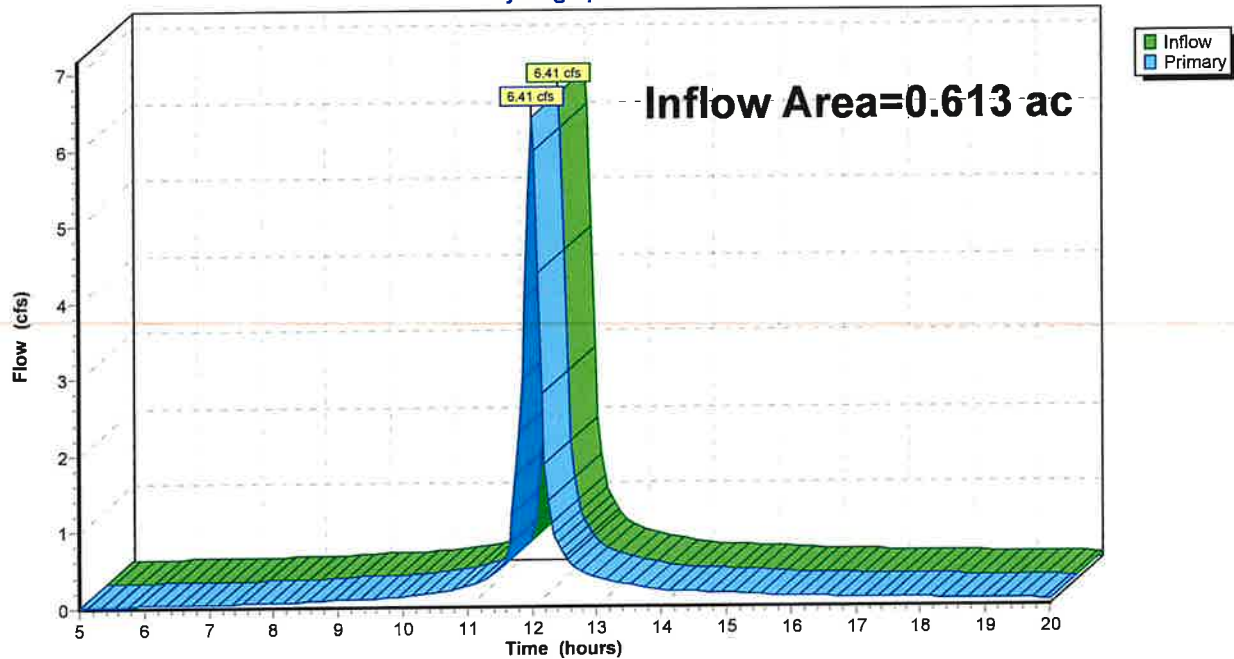
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 10.28% Impervious, Inflow Depth > 6.98" for 100-yr, 24-hr event
 Inflow = 6.41 cfs @ 12.01 hrs, Volume= 0.357 af
 Primary = 6.41 cfs @ 12.01 hrs, Volume= 0.357 af, Atten= 0%, Lag= 0.0 min
 Routed to Pond 7P : Outfall 2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 8P: Detention Basin

Hydrograph





November 4, 2024

Shana Kelly, Planning & Zoning Coordinator
Community Development Department
Planning and Zoning Division
10000 E 59th St, Raytown, MO 64133

**RE: Conditional Use Permit (CUP) Application
Proposed Raytown Substation Expansion
Raytown, Jackson County, Missouri**

Dear Ms. Kelly,

Below are Evergy's responses to comments provided to us on October 29, 2024 pertaining to Evergy's Conditional Use Permit (CUP) Application for the proposed Raytown Substation Expansion.

COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

1. Please provide a letter addressing why a different site was not chosen. "For major utility infrastructure in a residential zone or within two hundred feet (200') of a residential zone, the applicant must address the City's preferred location with a detailed explanation justifying why a site of higher priority was not selected."

Evergy's Response: The site was selected for the substation expansion because it is directly adjacent to the existing substation and transmission infrastructure that has been present in the community for many decades, and it is located across the street from the Spire substation.

2. The proposed sidewalk easement will need to be dedicated to the City and recorded via separate instrument.

Evergy's Response: Acknowledged, Evergy anticipates working with the City on the sidewalk easement.

3. Approximately what year was the existing substation constructed?

Evergy's Response: The existing Raytown Substation adjacent to the south of the site was in service by the late 1970s.

4. Please clarify: Will the substation site typically have lights at night, or will they only turn on occasionally in specific circumstances? If there will be regular lighting, please provide a Photometric Plan.

Evergy's Response: The substation lighting will be switch-operated and will only be turned on during maintenance operations or emergency situations. Lighting will be directed inward towards the substation.

5. Elevations: Please provide elevations of all four sides of the project. We are specifically interested in the details of the screening wall with the landscaping.

Evergy's Response: Renderings of the proposed substation are attached.

PUBLIC WORKS DEPARTMENT COMMENTS

1. The proposed 5' sidewalks on Woodson Rd. and 59th Street look good. As well as the ADA ramp at the intersection. But the proposed sidewalk along Woodson Road is upon private property and will need to be within a public access easement.

Evergy's Response: Acknowledged, Evergy anticipates working with the City on the sidewalk easement.

2. Please provide a stormwater study for how the increased stormwater runoff will be handled/controlled on the new crushed rock surface site.

Evergy's Response: A Stormwater Study is currently under development and will be submitted to the City for review and approval prior to construction.

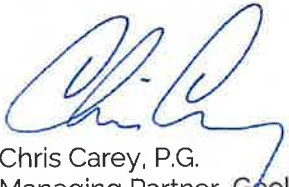
3. The plan page shows a note for a 233.77' x 150' gas easement, and to reference easement note #5. Has this been figured out with the Gas Utility?

Evergy's Response: Evergy continues to work with Spire related to its easement on the property and will ensure that this issue is resolved prior to construction.

If you have any questions or need additional information, please contact me at 785-393-4342 or ccarey@ppbenv.com.

Best regards,

ppB enviro-solutions



Chris Carey, P.G.
Managing Partner, Geologist



Daniel Newman, P.G.
Partner, Geologist







October 21, 2024

«owner1»
«address»
«city», «state» «zip»

RE: Proposed Raytown Substation Expansion
Raytown, Jackson County, Missouri

Dear Sir or Madam,

Evergy is proposing to expand the existing electrical substation located in the southeast corner of E 59th St and Woodson Rd in Raytown, Missouri. Evergy has submitted a Conditional Use Permit (CUP) application to the City of Raytown for this project (Case No: PZ-2024-09). "Major Utility" substations are allowed within R-1 Zoning District with the approval of a Conditional Use Permit. Please see the enclosed Frequently Asked Questions (FAQs) document, site plan, and aerial map. More information about this project can be found at www.evergy.com/raytown.

You are receiving this letter because you own property that is within the vicinity of the proposed substation expansion. Evergy would like to invite you to a Neighborhood Meeting to discuss this project.

Evergy's Raytown Substation – Neighborhood Meeting
November 7, 2024 | 5:30pm to 7:00pm
Raytown Mid-Continent Public Library
6131 Raytown Road

The below dates correspond to hearings that will address the substation expansion CUP application. **All hearings are open to the public and are located at the Board of Aldermen Meeting Chambers at Raytown City Hall, 10000 East 59th St, Raytown, Missouri 64113.** The full packet and agenda will be available for review on the City of Raytown website on November 26, 2024.

Planning and Zoning Commission
December 5, 2024, at 7:00pm

Board of Aldermen
January 7, 2025, at 7:00pm

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

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

You may direct any questions or concerns related to the proposed Raytown Substation Expansion to me at Jessica.Keck@evergy.com or 785-379-4481.

Sincerely,

Jessica Keck
Manager, Permitting and Civil Engineering

818 South Kansas Ave. Topeka, KS 66612-1203



Proposed Raytown Substation Expansion

Evergy is preparing to expand an existing substation near East 59th Street and Woodson Road intersection in Raytown, Missouri. The upgraded infrastructure will strengthen load capacity and electric reliability for you and your community, as well as strengthen the regional power grid, allowing us to serve homes and businesses well into the future.

Design

The northern, eastern and western sides of the substation will be surrounded by a nine-foot-tall stonecast wall. The existing chain link fence on the southern side will remain in place to preserve the existing tree line. The expanded portion of the substation will have security lighting that can be turned on and off automatically. Steel poles within the substation will be approximately 80 feet tall.

Steel poles are utilized for additional reliability and resiliency with the harsh weather conditions our communities can face.

Construction

The substation construction is scheduled to begin in August 2025 and be completed in December 2026. Property restoration will begin after construction is complete. Duration of restoration is weather dependent, but properties will be restored to, near as reasonable, pre-construction condition. An Evergy project representative will communicate with you to discuss damage, if any, caused by construction.

Frequently Asked Questions

What will the substation look and sound like?

The northern, eastern and western sides of the substation will be surrounded by a nine-foot-tall stonecast wall. The existing chain link fence on the southern side will remain in place to preserve the existing tree line. The expanded portion of the substation will also feature security lighting that will only be used during maintenance or emergency situations. Steel poles within the substation will be approximately 80 feet tall. Other substation equipment will be approximately 23 feet tall.

Today's transformers are significantly quieter than older ones. As with any sound, it dissipates with distance from the source.

How will the substation be accessed?

The existing access drive off Woodson Road will remain. A permanent access drive will be built from East 59th Street to the substation.

Who will maintain the substation?

Evergy will maintain the substation, including landscaping directly outside the stone wall. We will perform preventative maintenance at the substation once a month during normal business hours and will access the substation for equipment upgrades or unplanned maintenance as needed.

How will I recognize authorized personnel at the substation?

Evergy employees utilize personal protection equipment, including hard hats, safety vests and safety glasses, when working in or around substations. All Evergy employees carry company identification. Most employees performing maintenance will be in marked Evergy vehicles. If you notice suspicious activity at the substation, please contact local law enforcement immediately.

What will be the impact on vegetation in the area?

Some trees and vegetation will be trimmed or removed for the safe construction and operations of the expanded substation and transmission line. Most of the existing vegetation on the south side of the substation site will remain. Additional landscaping will also be planted around the site.

How was the substation site chosen?

The area chosen to expand the substation was selected because of its close proximity to an existing transmission line along East 59th Street and the existing substation on the adjoining property.

How will property owners be impacted by construction?

We will work with property owners affected by construction and discuss what to expect from our construction efforts and restoration practices.

How will you communicate with property owners affected by the project?

We are hosting a neighborhood meeting November 7th before construction begins. Property owners near the substation site received meeting information, but anyone may attend. Zach Roeschlein, Evergy's real estate project representative, will be available for the duration of the project to provide information, answer questions, or address property owners' concerns. He can be reached at (816) 652-1589 or zachary.roeschlein@evergy.com. Project information is available online at www.evergy.com/raytown.

Who will benefit from the project?

This project will benefit residents and businesses in Raytown, Kansas City and beyond by strengthening the regional power grid and enhancing reliability. It also will provide tax revenue, construction jobs, local expenditures and will expand capabilities for future investment in area business and industry.

Who is responsible for this project?

Evergy will construct the substation expansion. The Southwest Power Pool (SPP) operates the transmission system in the region for the transmission lines.

Who will build the substation and manage the construction?

Evergy will design and construct the substation expansion using both Evergy resources and subcontractors depending on the task. Evergy will provide project management services and coordination during construction of the project.

What environmental impacts will be considered with the siting of the project?

Evergy believes the environment is an important factor when planning and designing substation projects. We work closely with appropriate organizations, including the Missouri Department of Natural Resources, Missouri State Historical Society, and the U.S. Fish and Wildlife Service from the beginning of projects to make sure any direct environmental impact is appropriately identified and addressed. We believe this kind of collaboration leads to developing projects that align with federal and state energy and environmental policy objectives. We adhere to all state and federal regulations to protect native plants, threatened or endangered species, wetlands and water and air quality.

Regulatory and Government Participants**Missouri Public Service Commission (MPSC)**

The MPSC regulates and ensures Missourians receive safe and reliable utility services at just, reasonable and affordable rates.

Southwest Power Pool (SPP)

The SPP is a Regional Transmission Organization (RTO), mandated by the Federal Energy Regulatory Commission (FERC) to ensure reliable supplies of power, adequate transmission infrastructure and competitive wholesale prices of electricity. SPP operates subject to a tariff filed with and governed by FERC.

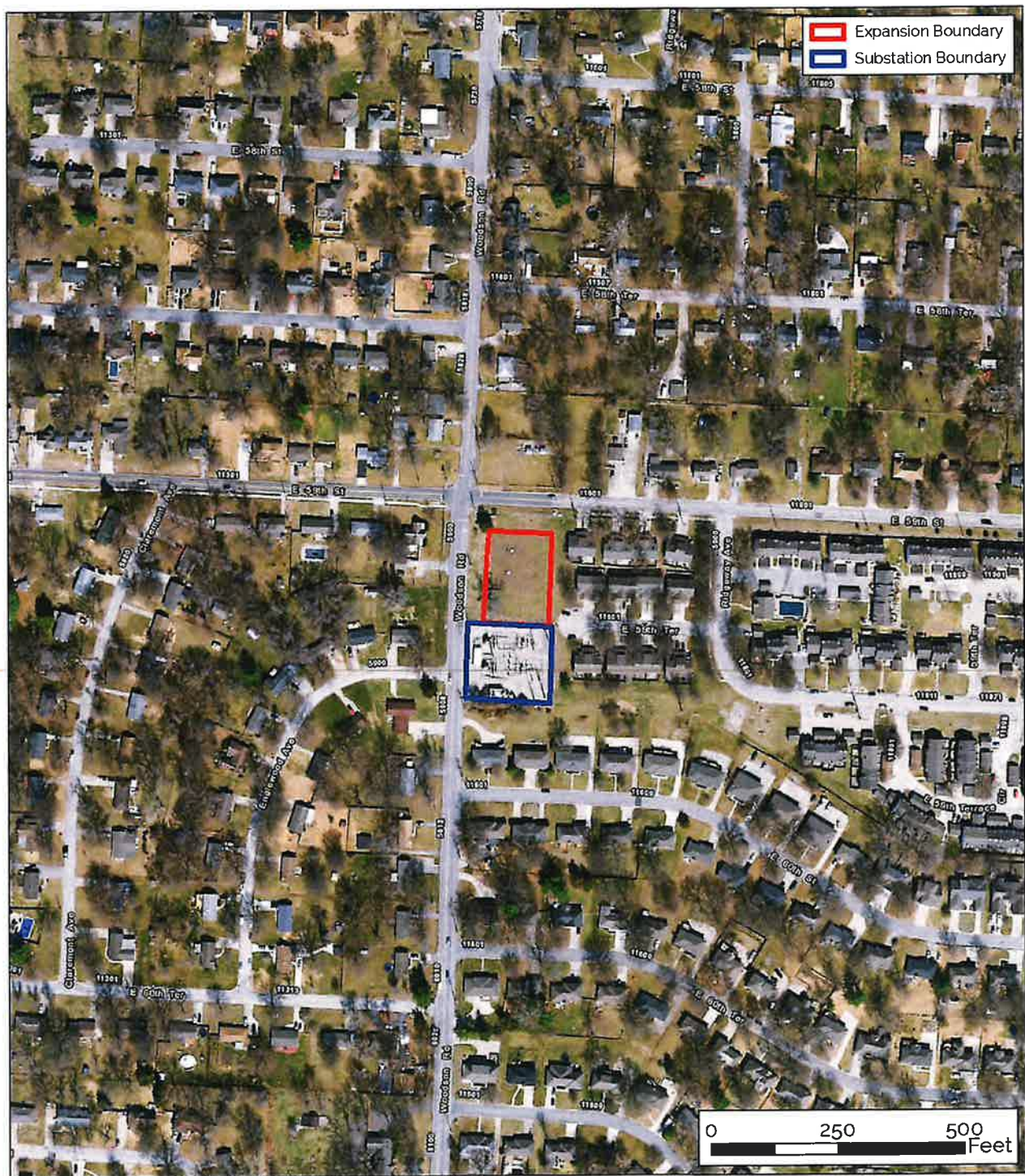
This tariff contains over 2,100 pages of rates, terms and conditions for providing transmission service to SPP's customers to move wholesale electric power within and across SPP's 17-state footprint.

Federal Energy Regulatory Commission (FERC)

FERC regulates the transmission and wholesale sales of electricity in interstate commerce and ensures the reliability of high-voltage interstate transmission systems.

Evergy, Inc. (Evergy)

Evergy, Inc. (NYSE: EVRG) serves approximately 1.7 million customers in Kansas and Missouri. We generate nearly half the power we provide to homes and businesses with emission-free sources. We support our local communities where we live and work and strive to meet the needs of customers through energy savings and innovative solutions.



MARC/Local jurisdictions, State of Missouri, Maxar, Microsoft, City of Lee's Summit, Esri, HERE, iPC

DESIGNED BY: CC		General Vicinity Map Raytown Substation Raytown, Missouri		Figure 1	Neighborhood Meeting		
DRAWN BY: KS							
CHECKED BY: TV							
APPROVED BY: CC							
DATE: MAY 2024							

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

The Daily Record

KANSAS CITY

Affidavit of Publication

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

Re: Legal Notice 2667536, "Utility, Major" use, filed by Jessica Keck

State of MO

County of Jackson County

Before the undersigned Notary Public personally appeared Mitt Patel on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 11/13/2024 edition and ending with the 11/13/2024 edition for a total of 1 publications, and that the date of publications were as follows: 11/13/2024.

Publishers fee: \$11.60

By:

Mitt Patel

Mitt Patel

Sworn to me on this 14th day of
November 2024

By:

Brandon M. Crail

Brandon M. Crail

Notary Public, State of MO

No. 20297982

Qualified in St. Louis County

My commission expires on

March 5, 2028



Notice of Public Hearings

Affected Property: No address assigned by the City
Jackson County Parcel ID # 44-320-14-04-00-0-00-000

A public hearing to consider a Conditional Use Permit application for an "Utility, Major" use, filed by Jessica Keck, on behalf of the property owner, Evergy Missouri West, Inc., to be located on an R-1, Low-Density Residential District-zoned property identified by Jackson County Parcel ID #: 44-320-14-04-00-0-00-000 in Raytown, Missouri. No address has been assigned by the City. The applicant intends to expand the existing electrical substation that is located on the property adjacent to the south, Parcel ID #: 44-320-14-05-00-0-00-000.

A public hearing will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, December 5, 2024. The packet and agenda will be available for view on the City of Raytown website on Tuesday, November 26, 2024.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, January 7, 2025.

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

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

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

2667536 Jackson Nov. 13, 2024

185-Foot Buffer Map



KENNEY KRISTY L
5832 WOODSON RD
RAYTOWN, MO 64133

NEAL HARRY R & PETTIT ROBYN L
5835 WOODSON RD
RAYTOWN, MO 64133

VU HIEP H
5836 WOODSON RD
RAYTOWN, MO 64133

LACLEDE GAS COMPANY
700 MARKET ST
SAINT LOUIS, MO 63101

PACINI RALPH
5900 WOODSON RD
RAYTOWN, MO 64133

MCGINNIS HAROLD G
11311 E 59TH
RAYTOWN, MO 64133

FUQUA LAURENCE L
11500 E 59TH ST
RAYTOWN, MO 64133

WITKOWSKI VIRGINIA (TERRILL)
11609 E 59TH ST
KANSAS CITY, MO 64133

MINNIEFIELD KLINE
11611 E 59TH ST
KANSAS CITY, MO 64133

WISELY TAYLOR R
11613 E 59TH ST
KANSAS CITY, MO 64133

ALEXANDER DANIELLE T
11615 E 59TH ST
KANSAS CITY, MO 64133

DUFF THEODORE A & AMY M
11617 E 59TH ST
KANSAS CITY, MO 64133

LEWIS JAMIE L
11619 E 59TH ST
KANSAS CITY, MO 64133

OCCUPANT
11708 E 59TH ST
KANSAS CITY, MO 64133

MARTIN UNDERGROUND LLC
5401 RAYTOWN RD
RAYTOWN, MO 64133

CARRERA-CASTILLO ELIAS & HILDA
11710 E 59TH ST
KANSAS CITY, MO 64133

BELL DOMONIQUE
11608 E 59TH TER
KANSAS CITY, MO 64133

BROWER AARON M
11609 E 59TH TER
KANSAS CITY, MO 64133

OCCUPANT
11610 E 59TH TER
KANSAS CITY, MO 64133

WYATT JANELLE
11204 E 59TH TERR
RAYTOWN, MO 64133

RORABAUGH GUY
11611 E 59TH TER
KANSAS CITY, MO 64133

PICKETT VIOLET L
11612 E 59TH TER
KANSAS CITY, MO 64133

BROWN ANGELIA M
11613 E 59TH TER
KANSAS CITY, MO 64133

KEMNER STACEY L
11614 E 59TH TER
KANSAS CITY, MO 64133

BULLOCK MONICA
11615 E 59TH ST
KANSAS CITY, MO 64133

LENZY TRACIE N
11616 E 59TH TER
KANSAS CITY, MO 64133

CRUISE FLORA J
11617 E 59TH TER
KANSAS CITY, MO 64133

WOODGATE FARMS HOMES ASSOC
5939 RIDGEWAY ST
KANSAS CITY, MO 64133

OCCUPANT
11624 E 59TH TERR
RAYTOWN, MO 64133

LAWSON SALLY J HUMMELGAARD
PO BOX 16794
RAYTOWN, MO 64133

OCCUPANT
11600 E 60TH ST
RAYTOWN, MO 64133

OCCUPANT
11602 E 60TH ST
RAYTOWN, MO 64133

BLUM NICOLE & ALEXANDER KIM
11604 E 60TH ST
RAYTOWN, MO 64133

OCCUPANT
11606 E 60TH ST
RAYTOWN, MO 64133

PETKOV PLAMEN P
1200 FLORAL SPRINGS BLVD UNIT
25309
PORT ORANGE, FL 32129

OCCUPANT
11608 E 60TH ST
KANSAS CITY, MO 64133

OCCUPANT
11610 E 60TH ST
KANSAS CITY, MO 64133

EDGE RENTAL PROPERTIES LLC
1120 SE WINDSTAR DR
LEES SUMMIT, MO 64081

OCCUPANT
11700 E 60TH ST
KANSAS CITY, MO 64134

OCCUPANT
11702 E 60TH ST
KANSAS CITY, MO 64135

BARTON NONA J-TRUSTEE
PO BOX 1665
HAYS, KS 67601

OCCUPANT
5903 ENGLEWOOD AVE
RAYTOWN, MO 64133

TRINIDAD GARY A & PEGGY J
5904 ENGLEWOOD
KANSAS CITY, MO 64133

HEDRICK WILBUR
5906 ENGLEWOOD AVE
RAYTOWN, MO 64133

danorugweb3@gmail.com
gmmaterrill@yahoo.com

Name: *Janet Emerson*

Address:

Phone Number: *816 737-5050*

Email Address: *janet4raytown@gmail.com*

What feedback do you have about this project?

It will definitely enhance the existing area.

What additional questions/concerns do you have about this project?

None now

Was the information provided at the open house helpful?

Looking at the photo display and listening to the "experts".

Your feedback is important to us. Thank you for the opportunity to serve you.

If you have additional questions or concerns, Jessica Keck, Mgr. Permitting and Civil Engineering, can be reached at 785-379-4481 or jessica.keck@evergy.com.

So pleased that this is going to be done

Name: Domonique Bell

Address: 11608 E 59th Terr

Phone Number:

Email Address: domoniqueb3@gmail.com

What feedback do you have about this project?

I don't like the idea of having the electrical field extended.
I don't like the current one. I believe it will decrease
the value of my property & the properties closer to me.

What additional questions/concerns do you have about this project?

Besides the property value, I am concerned about
the EMF exposure

Was the information provided at the open house helpful?

Yes. It gave me more info to research and
talk about at the next meeting.

Your feedback is important to us. Thank you for the opportunity to serve you.

If you have additional questions or concerns, Jessica Keck, Mgr. Permitting and Civil Engineering, can be reached at 785-379-4481 or jessica.keck@evergy.com.



Name: GINNA TERRILL

Address: 11609 E. 59TH ST.

Phone Number: 816 405-6370

Email Address: ginnaterrill@yahoo.com

What feedback do you have about this project?

Not in the least bit happy about this project, especially since it runs directly along side the depth of my home. Concerns about noise during construction of 1 1/2 yrs. + depreciation of my property.

What additional questions/concerns do you have about this project?

I felt I should have been contacted before now, regarding my property

I would like to at least have input into landscaping, if this project + when it is completed

Was the information provided at the open house helpful?

yes, the photos in particular. Your Evergy employees were very helpful + seemed understanding to my plight.

Your feedback is important to us. Thank you for the opportunity to serve you.

If you have additional questions or concerns, Jessica Keck, Mgr. Permitting and Civil Engineering, can be reached at 785-379-4481 or jessica.keck@evergy.com.



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

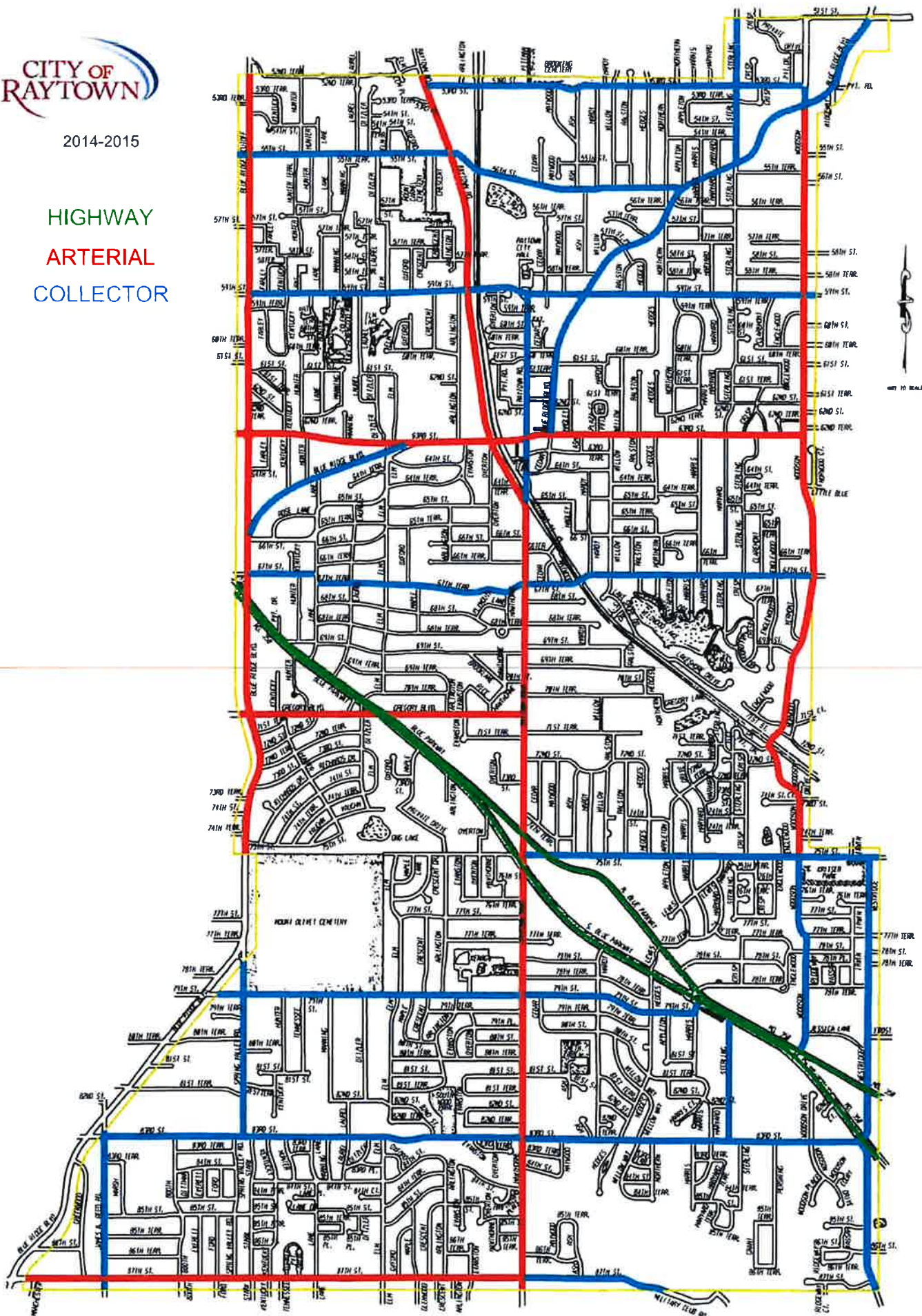
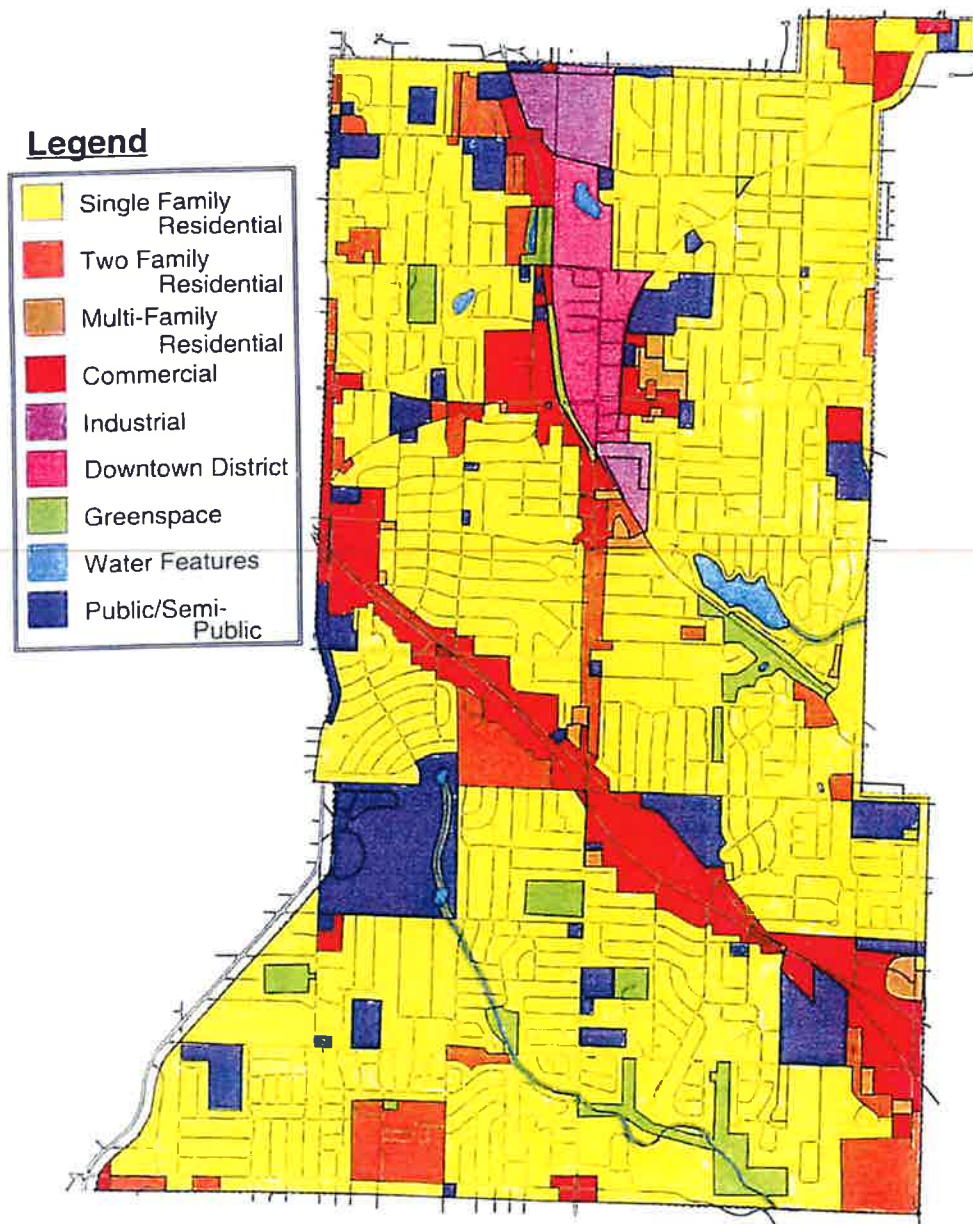


FIGURE 11
Future Land Use Map



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 01/08/2025

MEETING DATE: January 21, 2025

SUBMITTED BY: **DEPARTMENT:** Community Development

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6688-25, Section XIII: Request for Approval of Final Plat - Utopia Gardens

BACKGROUND/JUSTIFICATION

The applicant, Thomas Clemens, of SBD Capital Development LLC, is requesting the approval of a Final Plat for "Utopia Gardens" for the purpose of subdividing the subject property into six (6) lots for the purpose of constructing six (6) fourplex residential units. The property is currently zoned R-3, High-Density Residential.

The Preliminary Plat for Utopia Gardens was approved on September 2, 2021. The Final Plat application first appeared before the Planning Commission on April 7, 2022. Upon recommendation of Staff, the Planning Commission voted to continue the case indefinitely, until engineering items were approved by the Public Works Department. The case went before the Planning Commission again on August 4, 2022, and upon the recommendation of the Planning Staff, the Commission voted to recommend approval of the Final Plat application.

The developer chose "Option #1" for the required public improvements related to the plat outlined in Section 38-7(g) of the Raytown Municipal Code. Option #1 requires public improvements to be constructed prior to the approval and recordation of the Final Plat, then as-builts must be submitted to the Department of Public Works for review and approval. The applicant has fulfilled this requirement, and the Final Plat application may now appear before the Board of Aldermen for approval.

If approved, the subject property will be divided into six (6) lots for the purpose of constructing six (6) fourplex buildings, one on each of the lots. The newly created lots will be able to meet all R-3, High-Density Residential Zoning District requirements.

The Planning Commission recommended approval, 6-0, with one condition, "Address all remaining review comments provided by the City Engineer and gain his acceptance of the Engineered Drawings accompanying the Final Plat of Utopia Gardens." This condition has been met.

RECOMMENDED MOTION

PREVIOUS ACTION

Case was recommended for approval by Planning and Zoning Commission 6-0 on August 4, 2022.

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

REVIEWED BY

Diane Egger
Michael Graham
Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord Utopia Gardens - Final Plat
2. PZ.2022.04_Utopia.Gardens.Final.Plat

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

AN ORDINANCE APPROVING THE “FINAL PLAT OF UTOPIA GARDENS” LOCATED SOUTH OF 85TH PLACE AND EAST OF LANE AVENUE, COMPRISING 1.76 ACRES, AND LOCATED WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS Application PZ-2022-04, submitted by Thomas Clemens, of RLS, on behalf of the property owner, SBD Capital Development, for approval of the “Final Plat of Utopia Gardens” located South of 85th Place and East of Lane Avenue and comprising 1.76 acres within the City of Raytown, Jackson County, Missouri, was referred to the Planning Commission; and

WHEREAS, the Planning Commission considered the application on August 4, 2022, and by a vote of 6 in favor and 0 against rendered a report to the Board of Aldermen recommending that the “Final Plat of Utopia Gardens” be approved; and

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

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

SECTION 1 – APPROVAL OF FINAL PLAT That the “Final Plat of Utopia Gardens”, is hereby approved and the Mayor, City Administrator, City Clerk Community Development Director, Chairman and Secretary of the Planning & Zoning Commission and any other required party is hereby authorized to sign the plat.

SECTION 2 – CONDITIONS OF APPROVAL
That the “Final Plat of Utopia Gardens” be approved subject to the following conditions as contained in the staff report and as approved by the Planning Commission:

1. A five-foot (5') ADA-compliant sidewalk must be installed along the south side of 85th Place and along the east side of Lane Avenue on the subject property prior to the issuance of the Certificate of Occupancy.

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

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

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

-

BILL NO. 6688-25

ORDINANCE NO.

SECTION NO. XIII

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 _____, 2025.

ATTEST:

Michael McDonough, Mayor

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney



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

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: PZ-2022-04 - "Utopia Gardens" Final Plat

Planning & Zoning Meeting Date: April 7, 2022

Board of Aldermen Dates: January 21, 2025, and
February 11, 2025



Only Administrative Action Required – Not a Public Hearing

Applicant: Thomas Clemons, RLS

Location: South of 85th Place, east of Lane Avenue. Parcel ID #: 50-220-21-74-01-0-00-000.

Ward: 5

Property Owner: SBD Capital Development

Project Summary: The applicant is requesting the approval of a Final Plat for the Utopia Gardens Subdivision.

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

Background Information: The applicant, Thomas Clemens, of SBD Capital Development LLC, is requesting the approval of a Final Plat for "Utopia Gardens" for the purpose of subdividing the subject property into six (6) lots for the purpose of constructing six (6) fourplex residential units. The property is currently zoned R-3, High-Density Residential.

The Preliminary Plat for Utopia Gardens was approved on September 2, 2021. The Final Plat application first appeared before the Planning Commission on April 7, 2022. Upon recommendation of Staff, the Planning Commission voted to continue the case indefinitely, until engineering items were approved by the Public Works Department. The case went before the Planning Commission again on August 4, 2022, and upon the recommendation of the Planning Staff, the Commission voted to recommend approval of the Final Plat application.



The developer chose “*Option #1*” for the required public improvements related to the plat outlined in Section 38-7(g) of the Raytown Municipal Code. Option #1 requires public improvements to be constructed prior to the approval and recordation of the Final Plat, then as-builts must be submitted to the Department of Public Works for review and approval. The applicant has fulfilled this requirement, and the Final Plat application may now appear before the Board of Aldermen for approval.

If approved, the subject property will be divided into six (6) lots for the purpose of constructing six (6) fourplex buildings, one on each of the lots. The newly created lots will be able to meet all R-3, High-Density Residential Zoning District requirements.

R-3, High-Density Residential Zoning District Requirements			
	Requirement:	Proposed:	Requirement Met?
Minimum Lot Width:	80 feet - interior lot	Interior Lots – 97 feet	Yes
		Easternmost Lot – 111.97 feet	Yes
	90 feet - corner lot.	107 feet	Yes
Minimum Lot Depth:	90 feet	125 feet	Yes
Minimum Lot Area Per Household	2,500-sf for each of the units in a fourplex dwelling building	Interior Lots 12,125-sf (3,031.25-sf per unit)	Yes
		Easternmost Interior Lot 13,996-sf (3,499-sf per unit)	Yes
		Corner Lot 13,125-sf (3,282.25-sf per unit)	Yes

Please note that Final Plat applications are not public hearings.

Total Land Area: 1.76 Acres

Public Noticing: No public noticing is required on Final Plat applications.

Neighborhood Meeting: No neighborhood meeting is required on Final Plat applications.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	R-3, High-Density Residential	Fourplexes
South:	R-3, High-Density Residential	Single Family Homes and an Apartment Complex



East:	R-3, High-Density Residential	Duplexes
West:	R-3, High-Density Residential	Single Family Home

Street Classification: E. 85th Place is classified as a Local Street.

Vehicular and Pedestrian Access: Vehicle access is existing from Lane Avenue to E. 85th Place. A five-foot (5') ADA-compliant sidewalk will be constructed along the south side of 85th Place and along Lane Avenue.

FINDINGS OF FACT:

1. Conformance to the City of Raytown Ordinances

Staff has reviewed the submitted final plat with respect to the City of Raytown Subdivision Regulations (Chapter 38) and Zoning Regulations (Chapter 50). Staff has determined that the final plat documents do meet City of Raytown regulations as pertains to the 1.76 acres of land located within the plat boundaries.

2. Suitability of the land for subdivision development

Utilities and sewer services are already available within the site. The surrounding properties are already developed with a mix of single-family homes, fourplexes, and apartments.

3. Consistency with adjoining uses and platted property

The proposed development is consistent with the adjoining uses and platted property. As stated above, the neighborhood is built-out with a combination of single-family homes, fourplexes, and apartments.

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

The subject area is currently served by all public facilities and utilities.

5. Consideration of planning principles on site including lot layout and topography

The site is approximately 1.76 acres in size, and the topography is relatively flat. The proposed development will be able to meet all R-3, High-Density Residential Zoning District standards in terms of minimum lot width, minimum lot depth, and minimum lot area per household.

OPTION FOR PUBLIC IMPROVEMENTS:

Section 38-7 of the Raytown Municipal Code allows the applicant of platting applications to select from the following options regarding the implementation of public improvements:

1. The completion of improvements;
2. The bonding of improvements;



3. To enter into an escrow agreement; and,
4. To delay construction or bonding until after final approval.

The applicant has selected “Option No. 1” for the completion of public improvements.

Option No. 1, as outlined in Section 38-7(g)(1), states that the applicant is to install all required public improvements, all work shall be inspected and subject to the approval of the City, and as-builts are to be provided to the City prior to the approval and recordation of the Final Plat. These public improvements have been completed and as-builts have been submitted and approved. The Final Plat application is now ready for review and approval by the Board of Aldermen.

PUBLIC WORKS:

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

ATTACHMENTS:

- Zoning Map
- Site Photos
- Final Plat
- As-Builts
- Application for Final Plat
- Receipt of Paid Taxes
- Future Land Use Map – Comprehensive Plan 1996
- Street Classification Map

RECOMMENDATION:

Staff recommends that the Board of Aldermen consider recommending **APPROVAL** of this Final Plat application **PZ-2022-04** for the subject parcel generally located at the southeast corner of Lane Avenue and E. 85th Place, in a manner consistent with the plat document provided by the applicant and contained in this staff report, subject to the recommended conditions listed below:



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

1. A five-foot (5') ADA-compliant sidewalk must be installed along the south side of 85th Place and along the east side of Lane Avenue on the subject property prior to the issuance of the Certificate of Occupancy.

Zoning Map





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

Site Photos:





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



FINAL PLAT OF
UTOPIA GARDENS
A SUBDIVISION IN THE NORTHWEST QUARTER,
SECTION 20, TOWNSHIP 48 NORTH, RANGE 32 WEST,
CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

DESCRIPTION:
Lot 5, UTOPIA, A SUBDIVISION OF LAND IN RAYTOWN, JACKSON COUNTY, MISSOURI,
ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE NORTH 38.85 FEET THEREOF.
Containing 75591.03 sq. ft. or 1.735 acres more or less.

DEDICATION OF PLAT: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "UTOPIA GARDENS".

BUILDING LINES: Building Lines or Setback Lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be located or constructed between this line and the street right-of-way line.

EASEMENT DEDICATION:
An easement is hereby granted to Raytown, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of then upon, over, under and along the strips of land designated utility easements (1/6), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, contest, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or there over any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Raytown, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements.

RIGHT-OF-ENTRANCE:
The right of entrance and egress in and along any street or drive, within the boundary of the property is hereby granted to Raytown, Missouri, for purpose of fire and police protection, codes enforcement, building inspection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal service for the delivery of mail, provided however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Raytown, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

IN TESTIMONY WHEREOF: SBD Capital Development, LLC, a Missouri limited liability company, have caused these presents to be signed by its Manager this _____ day of _____, 2024.

Mark de Loutour - Manager

STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2024 before me appeared Mark de Loutour, to me personally known, who by me duly sworn, did say that he is Manager of SBD Capital Development LLC, a Missouri limited liability company and that said instrument was signed and sealed in behalf of said company and he acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal at my office in said County and State, the day and year last above written.

My Commission expires: _____

Notary Public
Print Name _____

Planning and Zoning Commission approved: August 4, 2022

Chairman: Steve Meyers

Secretary: Dee Ann Stock

COMMUNITY DEVELOPMENT

Director of Community Development - Diane Egger

BOARD OF ALDERMAN

This is to certify that the within plat was duly submitted to and approved by the Board of Alderman, Raytown, Missouri, on this _____ day of _____, 2024 by Ordinance No. _____

Mayor: Michael McDonough

City Clerk: Teresa Henry

COUNTY APPROVAL

Jackson County Assessment Dept. Date
Vincent E. Brice



SEC. 20, T-48-N, R-32-W

LEGEND

- EXISTING REBAR
- SET 1/2" REBAR & PLASTIC CAP
MO PLS #1958, TO BE SET AFTER
COMPLETION OF PUBLIC IMPROVEMENTS.

NOTES:
1. All bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, Monument JM-23, using a grid factor of 0.9999016. All coordinates are in meters.

2. This property is not in the floodway with a designation of Zone X (area of minimal flooding) according to the Federal Emergency Management Agency National Flood Insurance Program Boundary and Floodway Map, Raytown, Jackson County, Missouri, Community Panel Number 29085C0403G dated January 20, 2017.

3. There are no oil or gas wells within the property boundaries according to Missouri Department of Natural Resources map of Geophysical Downhole Information.

PREPARED FOR/ DEVELOPER:
SBD CAPITAL DEVELOPMENT, LLC
1501 N.W. Mock Ave.
Blue Springs, Mo. 64015
816-804-7557

Thomas Clemons
Area Surveyors

2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 survey@kcrr.com

I hereby certify that the within Plat of "UTOPIA GARDENS" subdivision is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

THOMAS W. CLEMONS, M.O. P.E. & S.D. 1958

JOB NO. 3287

GENERAL

1. Lined foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
2. No geological information is shown on these plans.
3. The utility locations shown on these plans are taken from utility company records and are approximate only. They do not constitute actual field locations. The contractor shall verify the location and depth of all utilities prior to construction.
4. The contractor shall adhere to the provisions of the Senate Bill Number 583.78th General Assembly of the State of Missouri. The bill requires that any person of firm doing excavation on public right-of-way do so after giving notice to, and obtaining information from, utility companies. State law requires 48 hours advance notice. The names and telephone numbers of utility companies, even if only remotely involved with this project are provided. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
5. Clearing and grubbing operations and disposal of all debris therefrom shall be performed by the contractor in strict accordance with all local codes and ordinances.
6. All waste material resulting from the project shall be disposed of off-site by the contractor.
7. All excavation shall be unclassified. No separate payment will be made for rock excavation.
8. The contractor shall control the erosion and siltation during all phases construction, and he shall keep the streets clean of mud and debris.
9. All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required. All existing utilities shall be adjusted as required.
10. Subgrade soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated; shall be free from mud and rock and shall be sufficiently stable to remain firm and intact under the feet of the workmen or machinery engaged in subgrade surfacing, laying reinforcing steel, and depositing concrete thereon. In all cases where subsoil is rocky or works into mud or mud during such operation, a seal course of either concrete or rock shall be placed below subgrade to provide a firm base for working and for placing the floor slab.
11. The contractor is responsible for providing all surveying that may be required.
12. Easements indicated on these drawings will be provided for on the final plat and property dimensions. Easements outside the plotted area will be provided for by separate documents prior to issuance of a construction permit.
13. Construction of the improvements shown or implied by this set of drawings shall not be initiated or any part thereof undertaken until the City is notified of such intent, and all required and properly executed bond and permit fees are received and approved by the City.
14. The City plan review is only for general conformance with City's Standards and Specifications and the City Code. The City is not responsible for the accuracy and adequacy of the design, or dimensions and elevations, which shall be confirmed and corrected at the job site. The City through approval of this document assumes no responsibility other than as stated above for the completeness and/or accuracy of this document.
15. All materials and workmanship associated with this project shall be subject to inspection by the City. The City reserves the right to accept or reject any such materials and workmanship that does not conform to the City Standard and Technical Specifications.
16. The contractor shall notify the City Engineering Division of the Public Works Department forty-eight (48) hours prior to beginning construction.
17. All existing utilities indicated on the drawings are according to the best information available to the Engineer. However, if existing utilities may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of the utility shall be repaired or replaced by the contractor at their expense and with immediate notice to the City prior to repair or replacement.
18. No work shall be done after hours, on holidays or weekends without prior approval from the City. After hours permits are required for any work before 7:00 AM or after 6:00 PM.

STREETS & STORM SEWER

- Specifications, Materials, and Construction, shall be per the requirements of the Public Works Department, Engineering Division, the City of Raytown, Missouri, and as amended by adopting the "Design Criteria for Sanitary Sewers and Appearance" and "Sanitary Sewer Specifications and Standards Covering Material and Construction Specifications" prepared by the Kansas City Metropolitan Chapter of APWA for Street and Storm Sewer Specifications and Standards.
1. Department of the City of Raytown, Missouri, and as amended by adopting the "Design Criteria for Sanitary Sewers and Appearance" and "Sanitary Sewer Specifications and Standards Covering Material and Construction Specifications" prepared by the Kansas City Metropolitan Chapter of APWA.
 2. High Density Plastic Pipe (HDPE) shall conform to A.A.S.H.T.O. M-294.
 3. Reinforced Concrete Pipe (RCP) shall conform to ASTM Designation C-76-42T (Class III).
 4. All Flared End Sections shall be installed with Toe Wall. (See Toe Wall Detail on Storm Sewer Detail Sheet)
 5. All public infrastructure exposed to freezing and thawing (curb and gutter and public sidewalks) is to be a KOMB 4K concrete mix.

SANITARY SEWER

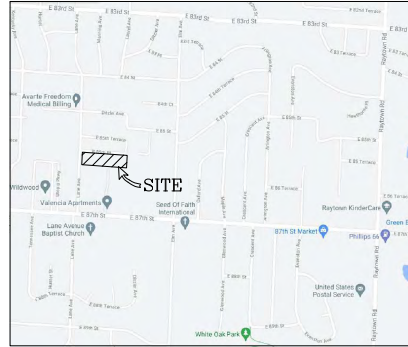
- Specifications, Materials, and Construction, shall be per the requirements of the Public Works Department, Engineering Division, the City of Raytown, Missouri, and as amended by adopting the "Design Criteria for Sanitary Sewers and Appearance" and "Sanitary Sewer Specifications and Standards Covering Material and Construction Specifications" prepared by the Kansas City Metropolitan Chapter of APWA.
1. All sewer lines shall be Poly Vinyl Chloride pipe (PVC) SDR-26 or Ductile Iron pipe (D.I.P.), Class 50, unless otherwise noted.
 2. Sewer laterals shall be 4" PVC, SDR-26. Laterals shall be located at points shown on the plans, or designated by the Engineer, and shall be constructed to a point 10-foot past the Right-of-Way or Easement line adjacent to the property to be served prior to construction of the street.
 3. Only those fittings specifically made for PVC pipe and DIP shall be used.
 4. All sanitary sewers with slopes greater than 20% shall have concrete collars (36" min. distance between collars).
 5. For min. clearance of water line over and adjacent to sewer line. 10' Horizontal Separation 18" Vertical Separation.
 6. All testing shall be conducted by Contractor in the presence of City Inspector.
 7. Manhole shall be constructed with corrosion resistant using "Corneal Antimicrobial additive with Contint Colorant"
 - 8.

BEFORE YOU
DIG - DRILL - BLAST



Call
1-800-344-7483 (MISSOURI)

CIVIL PLANS FOR UTOPIA GARDENS LOTS 1 THRU 6 RAYTOWN, JACKSON COUNTY MISSOURI



LOCATION MAP



USGS MAP

DEVELOPER:
ROB CLIFTON HOMES
Ph.# 816-804-1110
email: rob@clifton-homes.com

DRAWING LIST

1. COVER SHEET
2. SITE LAYOUT PLAN
3. GRADING PHASE I & II ESC PLAN
4. STORM DRAINAGE PLAN
5. PUBLIC SANITARY SEWER PLAN

APPROXIMATE QUANTITIES:

1. STORM SEWER
NUMBER OF FLARED END SECTIONS #1
NUMBER OF JUNCTION BOXES #2
NUMBER OF FIELD INLETS #1
TOTAL LINEAR FEET OF STORM PIPE
24" HDPE = 70 L.F.
30" HDPE = 98 L.F.
36" HDPE = 13 L.F.
12" HDPE = 14 L.F.
2. SANITARY SEWER
8" GRAVITY MAIN = 295 L.F.
NUMBER OF MANHOLES #1
WYES CONNECTION TO NEW MAIN = 16
WYES CONNECTION TO EXISTING MAIN = 8
TOTAL L.F. OF 4" SCH 40 LATERALS = 240 L.F.

UTILITIES

RAYTOWN PUBLIC WORKS DEPT.
10000 E. 50TH STREET, RAYTOWN, MO 64133
(816) 737-6012
JASON HANSON, CITY ENGINEER, JASOHN@RAYTOWN.MO.US
KEVIN SAWYER, PW INSPECTOR, KEVINS@RAYTOWN.MO.US

PUBLIC WATER SUPPLY DISTRICT #2
6945 BLUE RIDGE BLVD.
RAYTOWN, MO 64133
(816) 353-5550
PAT ERTZ, DISTRICT MANAGER, P.ERTZ@PWSO2.ORG
BRUCE PENCE, SUPERINTENDENT, B.PENCE@PWSO2.ORG

SPIRE
3025 S.E. CLOVER DR.
LEE'S SUMMIT MO. 64082
(816) 756-5252
PEGGY.BURNS-YOCUM@SPIREENERGY.COM
KATELYNN.LIBERTY@SPIREENERGY.COM
CHRIS.GUNDERSON@SPIREENERGY.COM

AT&T
9444 NALL AVE, OVERLAND PARK, KS 66207
BRYAN BABCOCK, 913-383-4934, BB8757@ATT.COM

CENTURY LINK
1-800-788-3500

COMCAST
3400 W. DUNCAN ROAD, BLUE SPRINGS, MO 64015
(816) 795-2255
JOHN MEADOWS, JOHN_MEADOWS@CABLE.COMCAST.COM

EVERGY
1300 SE HAMBLEN RD., LEE'S SUMMIT, MO 64081
DOUG DAVIN, 816-347-4320, DOUG.DAVIN@EVERGY.COM

GOOGLE FIBER
816-777-7550
RACHEL MERLO, RACHELMERLO@GOOGLE.COM
KAREN ELLIOT, KELLIOT@GOOGLE.COM

RAYTOWN POLICE DEPT.
10000 E. 50TH STREET, RAYTOWN, MO 64133
816-737-6020 (NON-EMERGENCY)

RAYTOWN FIRE PREVENTION DISTRICT
6020 RAYTOWN TRAFFICWAY, RAYTOWN, MO 64133
816-737-6034
MIKE HUNLEY, DEPUTY CHIEF/FIRE MARSHALL
MIKEH@RAYTOWNFIRE.COM

RAYTOWN SCHOOL DISTRICT TRANSPORTATION DEPT.
8320 HARDY AVE, RAYTOWN, MO 64133
KEVIN EASLEY, DIRECTOR, KEVIN.EASLEY@RAYTOWNSCHOOLS.ORG

CITY REVIEWED FINAL SET

CITY ENGINEER _____ DATE _____

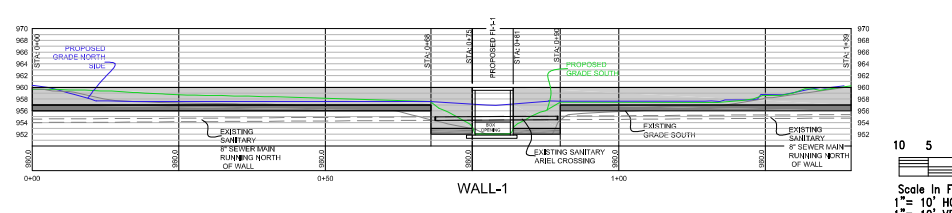
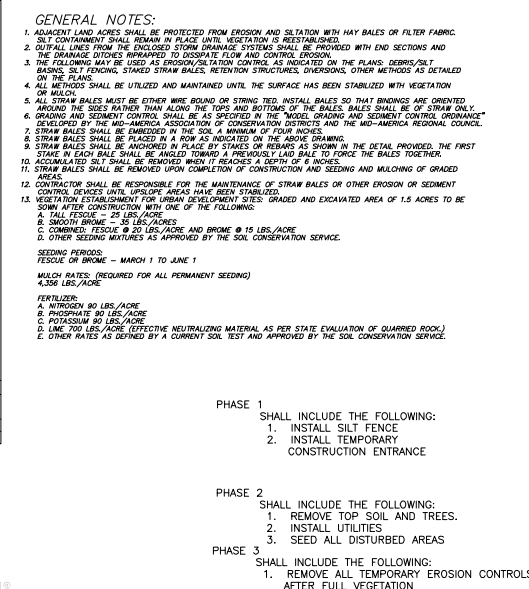
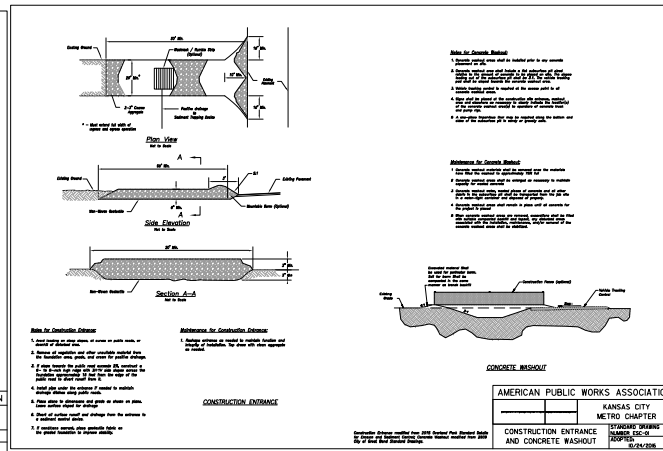
DATE	BY	REASON
8-16-22		PER CITY COMMENTS
8-24-22		PER CITY COMMENTS
7-26-22		PER CITY COMMENTS

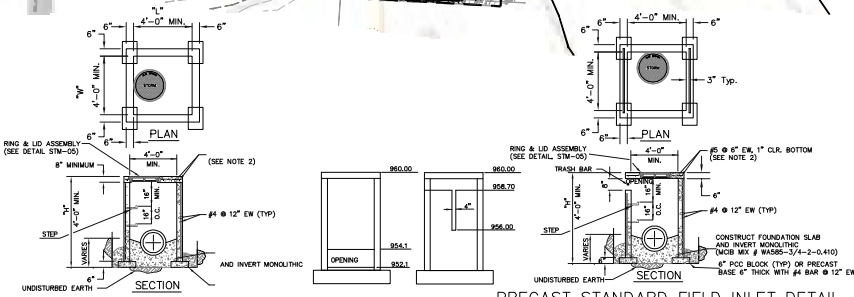
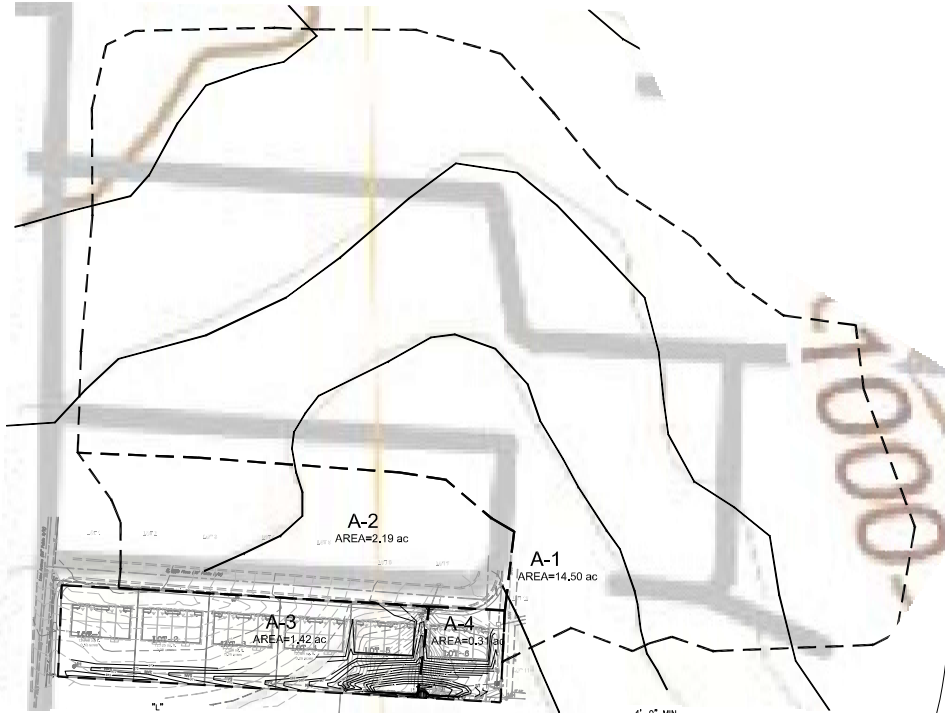
Q Just Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St., #4403
Raytown, MO 64133
Phone: (816) 568-5070
e-mail: j@justengineering.com

COVER SHEET
CIVIL PLANS FOR
UTOPIA GARDENS LOTS 1 THRU 6
RAYTOWN, JACKSON COUNTY, MISSOURI



DRAWN BY RAW
CHECKED BY RAW
DATE 2-15-22
PROJECT NO. E22-302
SCALE
1/5





PRECAST JUNCTION BOX DETAIL

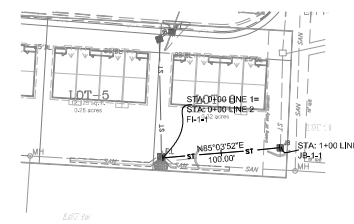
- NOTES:
1. REMOVE LIFTING HOODS FLUSH UPON PLACEMENT OF TOP SLAB AND GROUT AS NECESSARY TO REPAIR.
 2. TOP SLAB REINFORCEMENT SHALL ALSO INCLUDE 2 #5 @ 4" DIAGONAL FOUR SIDES OF OPENING.
 3. TOP SLAB SHALL BE SET TO MATCH FINISHED GROUND LINE. EXCEPT FOR ANY PORTION OF THE TOP SLAB IS UTILIZED AS SIDEWALK, THE SLOPE SHALL MEET ADA CROSS SLOPE REQUIREMENTS (SEE DETAIL WEF-51) AND SHALL INSTALL A TYPING (SEE WEF-52).
 4. JUNCTION BOX SHALL BE SET TO MATCH FINISHED GROUND LINE.
 5. JUNCTION BOX SHALL NOT INTERFERE WITH ADA RAMPS OR CURB RETURNS.
 6. RING & LID SHALL BE ALIGNED WITH STOPS.
 7. TOP SLAB SHALL FIT TIGHTLY TO INLET. GAPS 1/4" TO 3/8" SHALL BE GROUTED. GAPS 3/8" TO 1/2" SHALL BE DOWELED AND GROUTED. GAPS 1/2" SHALL BE DOWELED, FORMED, POURED TO EXTEND.
 8. PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 8" AND THE TOP SLAB SHALL HAVE A MINIMUM THICKNESS OF 8".

PRECAST STANDARD FIELD INLET DETAIL

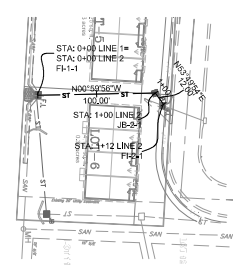
- NOTES:
1. REMOVE LIFTING HOODS FLUSH UPON PLACEMENT OF TOP SLAB AND GROUT AS NECESSARY TO REPAIR.
 2. TOP SLAB REINFORCEMENT SHALL ALSO INCLUDE 2 #5 @ 4" DIAGONAL FOUR SIDES OF OPENING.
 3. TOP SLAB SHALL BE SET TO MATCH FINISHED GROUND LINE. EXCEPT FOR ANY PORTION OF THE TOP SLAB IS UTILIZED AS SIDEWALK, THE SLOPE SHALL MEET ADA CROSS SLOPE REQUIREMENTS (SEE DETAIL WEF-51) AND SHALL INSTALL A TYPING (SEE WEF-52).
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STORM SEWER CALCULATIONS TABLE

Sewer Location			Drainage Area to Inlet			Time of Flow			Rainfall Runoff Flow										Elevation			Sewer Characteristics							Velocity stats	
Line	From	To	Designation	Area	Coef	T _C	1100 Intensity	125 Intensity	110 Intensity	Inlet 100yr K ¹ /I ¹ C ¹ A	Inlet 25yr K ¹ /I ¹ C ¹ A	Inlet 10yr K ¹ /I ¹ C ¹ A	Additional Flow Lines	Additional cfs	In-pipe 100yr K ¹ /I ¹ EC ¹ A	In-pipe 25yr K ¹ /I ¹ EC ¹ A	In-pipe 10yr K ¹ /I ¹ EC ¹ A	Inlet	Top elevation	Coverage	Pipe Size (in)	FLin	FLout	segment length	slope	pipe area	Pipe Capacity (cfs)	100yr overflow	V 10yr	V 100 yr
LINE 1	JB-1-1	FL-1-1	A-1	14.50	0.51	15.00	7.36	6.01	5.18	68.00	48.86	38.29			68.00	48.86	38.29	JB-1-1	967.50	7.00	30.00	958.00	952.30	100.00	5.70	4.91	60.59	No	7.80	13.86
LINE 2	CI-2-1	JB-2-1	A-2	2.19	0.51	8.00	9.21	7.57	6.53	12.86	9.31	7.29			12.86	9.31	7.29	CI-2-1	968.00	7.00	24.00	959.00	958.50	12.00	4.17	3.14	28.57	Yes	2.32	4.09
	JB-2-1	FL-1-1	NA	0.00	0.51	5.00	10.32	8.53	7.35	0.00	0.00	0.00			12.86	9.31	7.29	JB-2-1	968.50	8.50	24.00	958.00	952.60	100.00	5.40	3.14	32.53	Yes	2.32	4.09

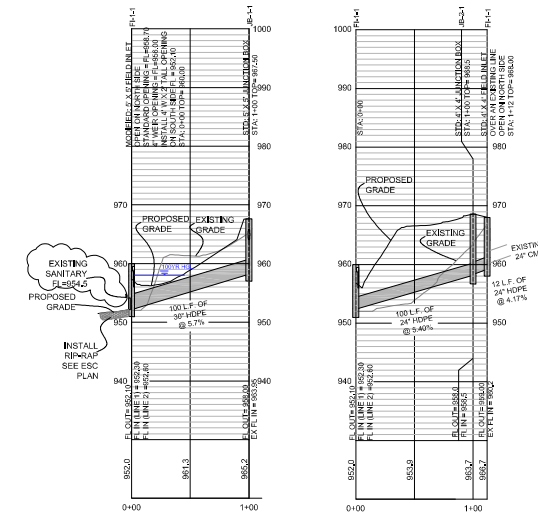


LINE 1



LINE 2

Scale in Feet
1" = 50' HOR
1" = 10' VERT



LINE 1

LINE 2

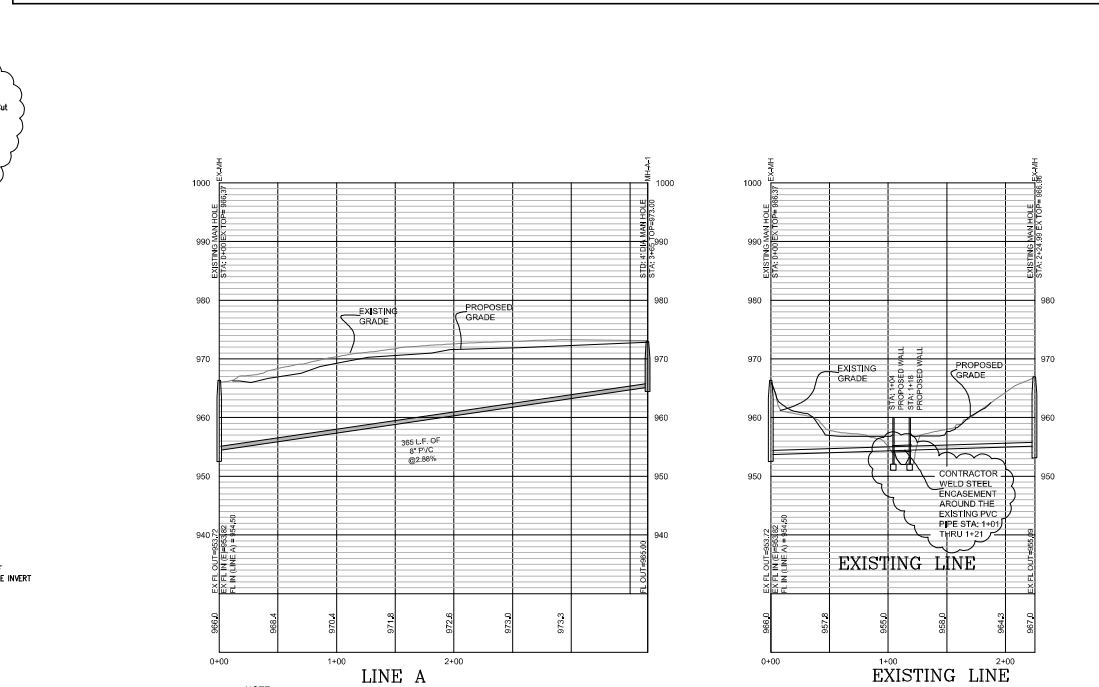
DATE	REVISION	BY
8-18-22	PER CITY COMMENTS	
8-22-22	PER CITY COMMENTS	
7-26-22	PER CITY COMMENTS	

Qust Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St., #4403
Portland, OR 97232
Phone: (503) 588-5070
e-mail: info@qustengineering.com

STORM DRAINAGE PLAN
CIVIL PLANS FOR
UTOPHA GARDENS LOTS 1 THRU 6
RAYTOWN, JACKSON COUNTY, MISSOURI



DRAWN BY RAW
CHECKED BY RAW
DATE 2-18-22
PROJECT NO. 23-002
SCALE 1"=50'
4 5



DRAWN BY RAW CHECKED BY RAW DATE 2-15-22 PROJECT NO. E22-302 SCALE 5 5
--

Case Number: _____
Date Received: _____
Fee Paid: \$300.00 + \$4.00 / lot

City of Raytown Application for Final Plat

1. Name, address and phone number of property owner(s):
SBD Capital Development
1501 N.W. Mock Ave
Blue Springs Mo.
64015
816-804-1110
816-739-0533
2. Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:
Tom Clemons
Area Surveyors
P.O. Box 324
Grandview Mo
816-941-7557
3. Name, address and phone number of developer(s):
Same
marck@sbdhousing.com
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).
South 125', Lot 5, Utopia
5. Approximate street address or location:
Lane Ave East of 85th Place
6. Name of proposed subdivision:
Utopia Gardens
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).
[Signature]
M. DEUTSCH, owner

8. Site Characteristics

A. Total acreage of subdivision:

1.74 acres

E. Total number of lots:

6

B. Acreage this phase (if applicable)

1.74 acres

F. Lots this phase (if applicable)

6

C. Current zoning classification:

R-3

G. Lot Area

Maximum: 14,062 sq. ft.

D. Proposed zoning classification (if applicable):

N.A.

Minimum: 12,125 sq. ft.

Average: 13,094 sq. ft.

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): N.A. No streets required

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.

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.

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: NA

Option selected for sanitary sewer construction: Option 1

Option selected for storm sewer construction: option 1

Option selected for other construction: NA

Option selected for other construction: NA

Have construction plans for the improvements been submitted to the Community

Development Department? Yes With This Plat

11. Required Submittals

Eight (8) copies of the plat are required for initial review by staff and the utilities serving the proposed development. Upon review, a letter detailing any required revisions will be released. Ten (10) days prior to the Planning Commission meeting copies of the revised plat must be submitted in the following formats: **Twenty Five (25)** full size folded paper copies and an electronic copy.

Unless Option 4 is selected, construction plans for the City maintained public improvements must be submitted and approved before the final plat can be placed on the agenda of the Planning Commission. Streets, streetlights, sidewalks, sanitary sewer, and storm sewer must be designed in accordance with the most current APWA regulations. In addition, Missouri Department of Natural Resources must approve water and sanitary sewer lines. Copies of letters of authorization from the Department of Natural Resources should be provided to the Raytown Public Works Department. Developers must also submit **two (2) sets of construction plans** to the Raytown Public Works Department and an electronic copy of the plans.

The Raytown Planning Commission may approve, conditionally approve or deny the plat. If the plat is approved or conditionally approved, the plat may be presented to the Board of Aldermen. Additional copies will be required at that time, along with any required plat revisions or submittals associated with the construction of the public improvements. Following approval of the final plat by the Board of Aldermen **three (3)** mylar copies, **five (5) paper copies** of the approved final plat need to be provided to the Community Development Department all of which need to have been signed by the applicable property owners. The City will then apply the applicable signatures from city officials to each copy of the approved final plat. When all copies of the final plat have been signed the signed final plats shall be provide to the applicant for recording. **Following recording, one mylar copy and two paper copies of the recorded final plat will need to be returned to the Community Development Department.**

Further information is available at the Raytown Community Development Department at 816-737-6011.



Official Receipt

Jackson County, MO

2023-2024 Property Tax

Paid December 26th, 2024

Receipt Details

Receipt Number
14558663

Amount Applied
\$1,324.28

Payer Name
SBD CAPITAL DEVELOPMENT LLC

Tender Type
PAYIT ONLINE

Payer Address
NO ADDRESS ASSIGNED BY CITY
RAYTOWN, MO 64138

Real Property

Property Account Number 50-220-21-74-01-0-00-000

Name
SBD CAPITAL DEVELOPMENT LLC

Address
NO ADDRESS ASSIGNED BY CITY
RAYTOWN, MO 64138

Since
2021-04-15

To
--

Legal Line
UTOPIA S 125' OF LOT 5

Tax Year 2023

Receipt Details

Amount Applied \$580.52	Unpaid Balance \$0.00	Description A/V Principal-Reside
Amount Applied \$104.49	Unpaid Balance \$0.00	Description A/V Interest
Amount Applied \$13.70	Unpaid Balance \$0.00	Description Chapter 52 Gener
Amount Applied \$6.85	Unpaid Balance \$0.00	Description Chapter 52 Maint
Amount Applied \$34.25	Unpaid Balance \$0.00	Description Chapter 141 Gene

Distribution of Districts
STATE BLIND PENSION
\$1.94
BOARD OF DISABLED SERVICES
\$4.64

MENTAL HEALTH
\$6.17
METRO JUNIOR COLLEGE
\$11.53
MID-CONTINENT LIBRARY
\$18.86
CITY - RAYTOWN
\$24.57
JACKSON COUNTY
\$33.15
FIRE DISTRICT - RAYTOWN
\$70.18
RAYTOWN SCHOOL C-II
\$409.47

Tax Year 2024

Receipt Details

Amount Applied	Unpaid Balance	Description
\$584.47	\$0.00	A/V Principal-Reside

Distribution of Districts

STATE BLIND PENSION
\$1.94
BOARD OF DISABLED SERVICES
\$4.74
MENTAL HEALTH
\$6.31
METRO JUNIOR COLLEGE
\$11.70
MID-CONTINENT LIBRARY
\$20.42
CITY - RAYTOWN
\$25.30
JACKSON COUNTY
\$32.76
FIRE DISTRICT - RAYTOWN
\$71.82
RAYTOWN SCHOOL C-II
\$409.47

Any unpaid balance will continue to accumulate interest, penalties, and fees.

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.



Official Receipt

Jackson County, MO

2023-2024 Property Tax

Paid December 26th, 2024

Receipt Details

Receipt Number
14558663

Amount Applied
\$1,324.28

Payer Name
SBD CAPITAL DEVELOPMENT LLC

Tender Type
PAYIT ONLINE

Payer Address
NO ADDRESS ASSIGNED BY CITY
RAYTOWN, MO 64138

Real Property

Property Account Number 50-220-21-74-01-0-00-000

Name
SBD CAPITAL DEVELOPMENT LLC

Address
NO ADDRESS ASSIGNED BY CITY
RAYTOWN, MO 64138

Since
2021-04-15

To
--

Legal Line
UTOPIA S 125' OF LOT 5

Tax Year 2023

Receipt Details

Amount Applied \$580.52	Unpaid Balance \$0.00	Description A/V Principal-Reside
Amount Applied \$104.49	Unpaid Balance \$0.00	Description A/V Interest
Amount Applied \$13.70	Unpaid Balance \$0.00	Description Chapter 52 Gener
Amount Applied \$6.85	Unpaid Balance \$0.00	Description Chapter 52 Maint
Amount Applied \$34.25	Unpaid Balance \$0.00	Description Chapter 141 Gene

Distribution of Districts
STATE BLIND PENSION
\$1.94
BOARD OF DISABLED SERVICES
\$4.64

MENTAL HEALTH
\$6.17
METRO JUNIOR COLLEGE
\$11.53
MID-CONTINENT LIBRARY
\$18.86
CITY - RAYTOWN
\$24.57
JACKSON COUNTY
\$33.15
FIRE DISTRICT - RAYTOWN
\$70.18
RAYTOWN SCHOOL C-II
\$409.47

Tax Year 2024

Receipt Details

Amount Applied	Unpaid Balance	Description
\$584.47	\$0.00	A/V Principal-Reside

Distribution of Districts

STATE BLIND PENSION
\$1.94
BOARD OF DISABLED SERVICES
\$4.74
MENTAL HEALTH
\$6.31
METRO JUNIOR COLLEGE
\$11.70
MID-CONTINENT LIBRARY
\$20.42
CITY - RAYTOWN
\$25.30
JACKSON COUNTY
\$32.76
FIRE DISTRICT - RAYTOWN
\$71.82
RAYTOWN SCHOOL C-II
\$409.47

Any unpaid balance will continue to accumulate interest, penalties, and fees.

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.



Official Receipt

Jackson County, MO

2021-2022 Property Tax

Paid July 10th, 2023

Receipt Details

Receipt Number
13649003

Amount Applied
\$1,432.77

Payer Name
SBD CAPITAL DEVELOPMENT LLC

Tender Type
ELECTRONIC CHECK

Payer Address
NO ADDRESS ASSIGNED BY CITY
RAYTOWN, MO 64138

Real Property

Property Account Number 50-220-21-74-01-0-00-000

Name
SBD CAPITAL DEVELOPMENT LLC

Address
NO ADDRESS ASSIGNED BY CITY
RAYTOWN, MO 64138

Since
2021-04-15

To
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Legal Line
UTOPIA S 125' OF LOT 5

Tax Year 2021

Receipt Details

Amount Applied \$555.97	Unpaid Balance \$0.00	Description A/V Principal-Reside
Amount Applied \$158.45	Unpaid Balance \$0.00	Description A/V Interest
Amount Applied \$14.29	Unpaid Balance \$0.00	Description Chapter 52 Gener
Amount Applied \$7.14	Unpaid Balance \$0.00	Description Chapter 52 Maint
Amount Applied \$35.72	Unpaid Balance \$0.00	Description Chapter 141 Gene

Distribution of Districts
STATE BLIND PENSION
\$1.77
BOARD OF DISABLED SERVICES
\$3.91

MENTAL HEALTH
\$6.34
METRO JUNIOR COLLEGE
\$11.94
MID-CONTINENT LIBRARY
\$20.43
CITY - RAYTOWN
\$28.07
JACKSON COUNTY
\$34.30
FIRE DISTRICT - RAYTOWN
\$76.97
RAYTOWN SCHOOL C-II
\$372.24

Tax Year 2022

Receipt Details

Amount Applied \$554.05	Unpaid Balance \$0.00	Description A/V Principal-Reside
Amount Applied \$58.18	Unpaid Balance \$0.00	Description A/V Interest
Amount Applied \$12.24	Unpaid Balance \$0.00	Description Chapter 52 Gener
Amount Applied \$6.12	Unpaid Balance \$0.00	Description Chapter 52 Maint
Amount Applied \$30.61	Unpaid Balance \$0.00	Description Chapter 141 Gene

Distribution of Districts

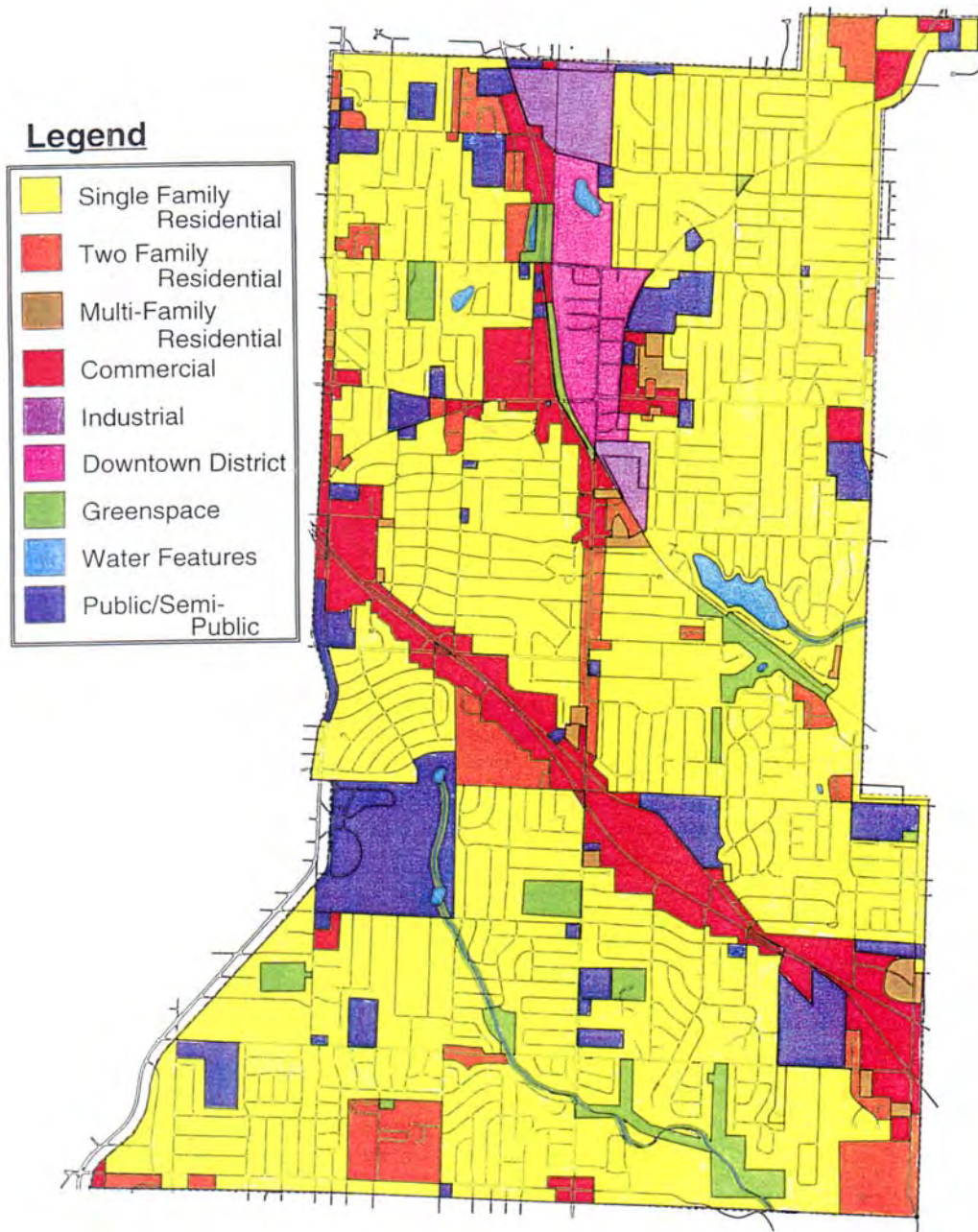
STATE BLIND PENSION
\$1.77
BOARD OF DISABLED SERVICES
\$4.92
MENTAL HEALTH
\$6.56
METRO JUNIOR COLLEGE
\$11.94
MID-CONTINENT LIBRARY
\$19.08
CITY - RAYTOWN
\$28.02
JACKSON COUNTY
\$34.87
FIRE DISTRICT - RAYTOWN
\$74.64
RAYTOWN SCHOOL C-II
\$372.25

Any unpaid balance will continue to accumulate interest, penalties, and fees.

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If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.

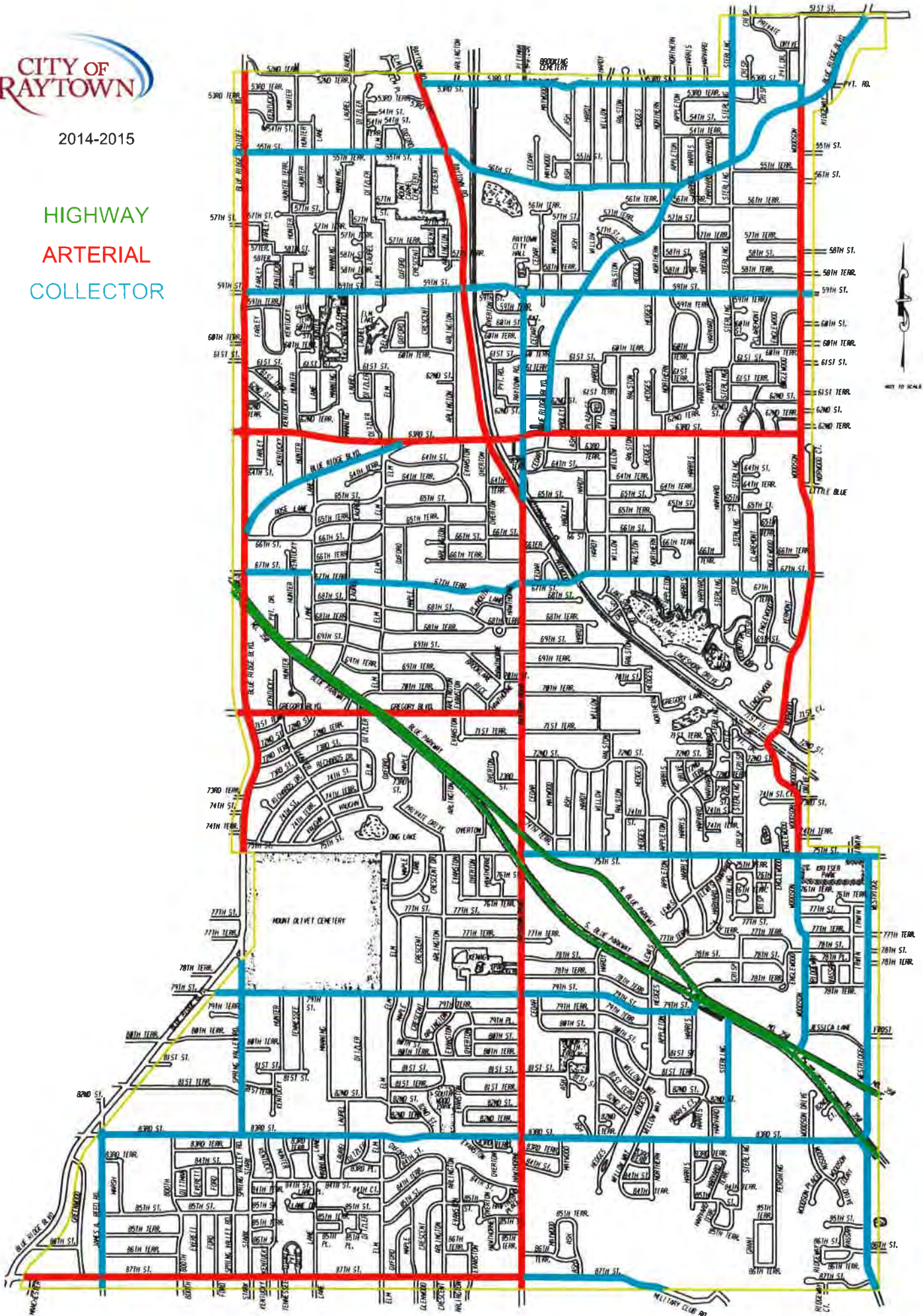
FIGURE 11
Future Land Use Map





2014-2015

HIGHWAY
ARTERIAL
COLLECTOR



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 01/13/2025

MEETING DATE: January 21, 2025

SUBMITTED BY:

DEPARTMENT: Administration

Document Type: Resolution

SUBJECT/REQUEST

R-3682-25: Authorizing an expenditure of funds with the Mejorando Group for staffing study services in the amount of \$46,543.61 and amending the FY24-25 budet.

BACKGROUND/JUSTIFICATION

The Mejorando Group delivered their final staffing study report. This item is a transfer of funds for the payment of the final invoice for their services. The originally approved contract was anticipated to be paid over two fiscal years 2023-2024 / 2024-2025.
This approval would not exceed the maximum contract amount.

RECOMMENDED MOTION

PREVIOUS ACTION

On April 16, 2024, the Board of Aldermen approved R-3599-24, a professional services agreement with the Mejorando Group to conduct a staffing study in an amount not to exceed \$75,000.

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Contractor:	Mejorando Group
From Account Name: General Fund Balance	Amount: \$46,543.61
To Account Name and #: City Wide - Professional Services, 101-00-00-100-52250	Amount: \$46,543.61

REVIEWED BY

Teresa Henry
Michael Graham
Jennifer Baird
Damon Hodges

Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

- | |
|--|
| 1. Reso Mejorando Group Expenditure and Budget Amendment 2024-2025 |
|--|

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

Document	Attached	If not attached, explain
Other: Mejorando Group Invoice	X	

A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH THE MEJORANDO GROUP IN AN AMOUNT NOT TO EXCEED \$46,543.61 AND AMEND THE FISCAL YEAR 2024-2025 BUDGET

WHEREAS, pursuant to Resolution No.: R-3599-24, approved on April 16, 2024, the Board of Aldermen approved an agreement with the Mejorando Group to conduct a staffing study for the City of Raytown, Missouri; and

WHEREAS, pursuant to Resolution R-3636-24, the Fiscal Year 2024-2025 Budget was approved; and

WHEREAS, it is necessary to amend the Fiscal Year 2024-2025 Budget; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to amend the Fiscal Year 2024-2025 Budget;

WHEREAS, the Board of Aldermen find that it is in the best interest of the citizens of the City of Raytown to authorize and approve the expenditure of funds with the Mejorando Group in an amount not to exceed \$46,543.61 for fiscal year 2024-2025.

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

THAT the expenditure of funds with the Mejorando Group in an amount not to exceed \$46,543.61 for fiscal year 2024-2025 is hereby authorized and approved; and

THAT the Fiscal Year 2024-2025 budget approved by Resolution R-3636-24 is hereby amended as follows:

Transfer From:

General Fund-Fund Balance
\$46,543.61

Transfer To:

101-00-00-100-52250
\$46,543.61

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

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day January, 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney