

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
February 6, 2025
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 – December 5, 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-2025-01

Applicant: Chickoayah Brown, Me 2 You Career Academy, LLC.

Reason: Requesting the approval of a *Conditional Use Permit for “Schools, private or parochial and non-profit”* to be located at 9808 E. 66th Terrace and 9817 E. 66th Street.

- 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: None.

8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, March 6, 2025, at 7:00 PM.

9. Adjourn

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

December 5, 2024
7:00 pm
Council Meeting Chambers

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 7:00 P.M. He thanked Ms. Daneen Thurman for serving on the Planning Commission and welcomed Dave Thurman as her replacement.

2. **Call meeting to order and Roll Call.** Secretary Stock called roll.

Thurman: Present
Emerson: Present
Bruenger: Present

Jean-Paul: Present
Meyers: Present
Stock: Present

Frazier: Absent
Sneddon: Present
Morales: Present

3. **Approval of Minutes:** Minutes of November 7, 2024, Regular Meeting were approved 8-2-0 upon a motion by Ms. Stock and a second by Ms. Emerson.

4. **Public Discussion:** Mr. Morris Melloy stood to ask questions regarding a previous application and the Planning process.

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 Chairman.**

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.

All persons expecting to speak on the application were sworn in.

4. 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.

5. Presentation of Application by Applicant.

Mr. Chris Carey, of PPV Enviro Solutions, presented the request and background for the application on behalf of the applicant, Jessica Keck, who was not able to attend the meeting. He explained that they have selected this particular location because the substation has already been in existence for many decades, which they felt was better than creating a new substation in a new neighborhood. Mr. Carey continued to provide the proposal and the background for the request.

6. Commission Discussion.

Mr. Jean-Paul asked questions regarding the cost-efficiency of building adjacent to the existing site as opposed to constructing a new facility at a new location. Mr. Carey responded that he did not believe that there would be a significant cost difference to Evergy customers, but that they would benefit from more reliable service.

Mr. Jean-Paul asked about the neighborhood meeting that was held on November 7, 2024. He asked Mr. Carey to address the concerns of the neighborhood. Mr. Carey stated that the neighbors had concerns about proximity of the substation to their homes. He stated that there is currently a substation there, and although its enlargement will make the substation closer to some homes, they still felt it was the best option. Mr. Carey stated that they also had concerns about property values, and although he is not an appraiser and cannot speak directly regarding property values, he stated that there have been million dollar homes in the KC metro area constructed next to existing substations, and it does not seem to be a problem. Mr. Jean-Paul asked if the existing substation, which has been at that location since approximately 1970, has caused any decrease in property values. Mr. Carey responded that he did not have any information regarding that. Mr. Jean-Paul asked why they were choosing to expand and upgrade at this particular point in time. Mr. Carey responded that they saw an opportunity to increase service reliability to the Evergy customers, which is needed.

Mr. Sneddon stated that he is a real estate agent, and said that he did not have concerns about the substation negatively impacting property values. He was, however, concerned about the chain link fence remaining on the south edge of the existing substation. Mr. Carey stated that they had opted to leave the chain link fence in that location because there are many mature and well-developed trees, and they would have had to remove the trees in

order to remove the fence and put up the decorative wall on that side. Because the trees are very large and mature, they will provide a significant amount of screening.

Mr. Sneddon asked if the clause, "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," was applicable in this situation. Ms. Kelly explained that the existing site was not part of the application and that there is actually no screening requirement for the existing site, however, they had agreed to replace the majority of the existing chain-link fence with a solid wall despite this.

Mr. Bruenger asked about the size of the new substation and how much of it would extend outward in comparison to what is currently existing. Mr. Carey explained that there will be some new poles and wires, but that there will be some existing that will no longer be utilized.

Mr. Thurman asked about the project construction timeline and possible interruption of service during the construction time. Mr. Carey responded that the project was set to start mid to late 2025 and be completed by the end of 2026, with some variations possible. The majority of the construction will take place during normal daytime hours. It is possible that some will take place during evenings or weekends, but that will only happen when necessary. Mr. Thurman asked about construction traffic. Mr. Carey responded that there will be some construction traffic coming into and leaving the job site.

Mr. Morales stated that he appreciates that they are expanding the wall on the existing site, although it is not required for this application. He inquired about the increased electrical capacity with the expansion and asked if there would be an additional increase in the future. Mr. Carey deferred to Mr. Mark Rothmier who gave a technical explanation of how the site will operate.

Ms. Emerson asked if he foresaw any interruption to service to the community during the construction process. Mr. Rothmier stated that they don't anticipate any service interruptions, however, due to the age of the existing site, there may be some interruptions when old equipment is moved.

Mr. Jean-Paul asked staff if Evergy owns the property. Ms. Kelly responded that they do.

Mr. Bruenger asked if any coordination was done with the city of Kansas City, Missouri, since the site is so close to the city boundaries. Ms. Kelly responded that we are legally required to notify the neighbors within 185 feet of the subject property boundaries, and that Evergy had gone above and beyond, notifying residents within 500 feet.

- 7. Public Comment.** Mr. Meyers asked if anyone in the audience would like to speak on this project. Ms. Jenna Terrill, who owns a home adjacent to the subject property, stated concerns with the proposal, specifically regarding property values and physical disruption to her home.

8. Enter Relevant City Exhibits into the Record:

Shana Kelly, Planning & Zoning coordinator, stated that she had neglected to enter all relevant exhibits into the public record, and would like to do so at that time.

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

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

VOTE: Motion passed 8-1-0.

7. Other Business:

Mr. Meyers reminded everyone about the Volunteer Appreciation Holiday Dinner to be held on Thursday, December 12th.

8. Set Future Meeting Date – The next Regular Planning Commission Meeting is scheduled for Thursday, January 2, 2025, at 7:00 PM.

9. Adjourn

The meeting was adjourned at 7:54 PM.



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

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Conditional Use Permit PZ-2025-01

Planning & Zoning Meeting Date: February 6, 2025

Board of Aldermen Dates: March 4, 2025, and
March 18, 2025



Applicant: Chickoiyah Brown | Me 2 You Career Academy, LLC.

Location: 9808 E. 66th Terrace and 9817 E. 66th Street.

Ward: 1

Property Owner: Monopoly Acquisitions, LLC.

Project Summary: The applicant is requesting the approval of a Conditional Use Permit for the purpose of "*Schools, private or parochial and non-profit*" to be located at 9808 E. 66th Terrace and 9817 E. 66th Street.

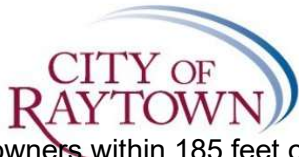
Staff Recommendation: Staff recommends **Approval with Conditions** of the Conditional Use Permit Application. Conditions are outlined below.

Background Information: The applicant, Ms. Chickoiyah Brown, of Me 2 You Career Academy, LLC., on behalf of the property owner, Monopoly Acquisitions, LLC., is requesting the approval of a Conditional Use Permit for a "*School, private or parochial and non-profit*" to be located at 9808 and 9817 E. 66th Terrace. The school anticipates having approximately 20 staff members and up to 100 students at one time.

Zoning: NC, Neighborhood Commercial

Total Land Area: 1.83 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **January 16, 2025**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

Phone: 816-737-6014 • Fax: 816-737-6164

owners within 185 feet of the subject property on **January 6, 2025**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **January 13, 2025**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	NC, Neighborhood Commercial	Raytown School District Office
South:	NC, Neighborhood Commercial	Single-Family Homes and Computer Repair business
East:	NC, Neighborhood Commercial	Commercial Businesses: Pollard's Meat Market, JPA Roofing
West:	NC, Neighborhood Commercial	Single-Family Homes

Street Classification: 66th Terrace is classified as a Local Street.

Parking Requirement: One (1) parking space for each faculty member and other employee plus one (1) parking space for every six (6) students based on the maximum design capacity for pupils.

Vehicular and Pedestrian Access: Pedestrian access is provided via a sidewalk along 66th Terrace. Vehicular access is provided via two (2) drive entrances along 66th Terrace.

Conditional Use Permit Factors to Be Considered:

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

The neighborhood is primarily commercial in nature, with some single-family residences to the west. The building was previously used as an office building. It is compatible with the zoning district and the surrounding properties.

2. The conservation of property values.

The building has been inspected by the Building Official and the Fire Department and is reported to be in very good condition. It has been vacant for four years. If the application is denied, it may remain vacant for several more years and fall into disrepair. If the building is to remain vacant, it may negatively impact surrounding property values, however, the use of the property for a school will not decrease property values.

3. Protection against fire casualties.



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

Phone: 816-737-6014 • Fax: 816-737-6164

As stated above, the building has been inspected by the Fire Department and they are aware of the applicant's request for the operation of a school. They do not have any concerns, so long as the appropriate fire-safety protocol is observed.

4. Observation of general police regulations.

The proposed school will not violate any police regulations.

5. Prevention of traffic congestion.

The proposed school will bring an increased number of vehicles to the neighborhood, however, the traffic will not be greater than the streets have been constructed to handle, and there is ample off-street parking available.

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

The operation of a school will increase traffic in the area, but it will not be greater than the streets have been constructed to manage. The Municipal Code requires one (1) parking space for each faculty member and other employee plus one (1) parking space for every six (6) students for secondary and post-secondary schools. The school will have approximately 20 staff members and up to 100 students on the property at one time. This results in a requirement of 36 parking spaces. The school will provide approximately 115. This is more than adequate.

7. Promotion of the safety of individuals and property.

The occupancy of a building that has been vacant for approximately four years will increase safety in the neighborhood, not decrease it, as a greater number of people will be present and observant in the area.

8. Provisions for adequate light and air.

The site has already been developed. There is adequate light and air.

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

The proposal will not cause overcrowding or excessive intensity of land uses.

10. Provision for public utilities and schools.

Utilities are available at the site. Approval of the Conditional Use Permit will have no impact on schools.

11. Invasion by inappropriate uses.



The land use of a school is an appropriate use for this property.

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

The building has been vacant for approximately four (4) years. The use of the property for a school will be a benefit to the property and to the community.

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

The use of an educational facility will help to improve the area.

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

The site is already developed. Approval of this application will help to bring productive activity to the building once again.

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
- Application
- Neighborhood Letter
- 185-ft Buffer Map
- 185-ft. Notification List
- Property Deed/Receipt of Paid Taxes
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Meeting Minutes
- Affidavit of Publication
- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map



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

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2025-01** subject to the following conditions.

1. Parking stalls must be striped, and an adequate number of spaces must be ADA-compliant and visibly marked according to federal ADA guidelines, prior to the beginning of classes.
2. The Conditional Use Permit shall not be transferable beyond the initial intended end-user, Ms. Chickoiyah Brown, of Me 2 You Career Academy, LLC.
3. Must obtain all approvals from the Jackson County Health Department and the state of Missouri.
4. Must abide by all local, state, and federal laws and regulations.

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





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-000198-2024	Conditional Use Permit
Fee Paid: \$450.00	
PC Meeting Date: 02/06/25	
B of A Meeting Date: 03/04/25 and 03/18/25	
Newspaper Notice Date: 01/20/25	
Notice Letters Date: 01/13/25	

Project Info:	
Project Name: Me 2 You Career Academy LLC	
Project Address: 9808 E. 66 th Terr Raytown, Mo 64133	
Existing Zoning: NC, Neighborhood Commercial	Existing Land Use: Vacant Building
Proposed Zoning: NC, Neighborhood Commercial	Proposed Land Use: TRADE School
Total Acreage: 4.74 Acres	

Applicant:	
Name of Applicant: Chickoraigh Brown	Company (If Applicable): Me 2 You Career Academy
Address:	
City:	State: Zip:
Phone:	Email:
Applicant Signature: X	

Property Owner:			
Name of Owner:		Company (If Applicable):	
Monopoly Acquisitions, LLC			
Address:			
P.O. BOX 515	City: RAYMORE	State: MO	Zip: 64083
Phone:		Email:	
816.590.7660 / 816.591.7105			
Property Owner Signature:			
X <i>[Signature]</i> - Managing Member			

Please Give a Detailed Description of the Proposal Below:

Planning Includes Medical Training Program that includes 5 weeks to 6 month training sessions. Phlebotomy classes 5 weeks, Medical Assistant Training 6 months, personal training 12-weeks. In 2025 we will be adding CNA training, 6-weeks. Student perform hands on training that includes, blood draws injections, and much more. We have a commercial biohazard removal service. Classes are in session in person Mon, Weds, and Friday 8am-12pm, 1pm-5pm, and 6pm-10pm. Tuesday and Thursdays classes are held online. We have approx 20 staff members and our AM session approx 60-100 students, Afternoon 6-30 students, Evening 60-100 students depending on enrollment.



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

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

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

The building is built for office/educational use. The building has been vacant for 4 years.

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

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

4 years



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

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

It will be occupied

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

There will be no detrimental effects.

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

The property will continue to remain vacant and not available for usage.

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

yes they are.

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

9. Additional comments:



RECEIPT (REC-032496-2024)
FOR CITY OF RAYTOWN

BILLING CONTACT
ResultsCX
9808 E 66TH TER
RAYTOWN, MO 64133



Payment Date: 12/06/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
UPRMT-000198-2024	Conditional Use Fee	Fee Payment	Credit Card	\$450.00
9808 E 66TH TER RAYTOWN, MO 64133				SUB TOTAL \$450.00
				TOTAL \$450.00





ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

08/14/2024 3:29 PM

COV FEE: \$54.00 12 PGS

INSTRUMENT NUMBER

2024E0054326

*Record and Return To
Buffalo Land Title
7306 S Lewis Ave
Tulsa OK 74136
2405-0002-57*

GRANTEE MAILING ADDRESS: P.O. Box 515, Newmore, Mo 64083
PROPERTY ADDRESS: 9808 E 66th Terrace & 9817 E. 66th Street, Raytown, MO 64133
GRANTOR MAILING ADDRESS: 100 NE 3RD AVE, STE 200, FT LAUDERDALE, FL 33301-1102

**STATUTORY FORM
SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

DATED: 8/5/24

That USA 800 LLC F/K/A U.S.A. 800, Inc., organized under the laws of the United States of America, (grantor) party of the first part, in consideration of the sum of TEN DOLLARS AND NO/100 --(\$10.00)---dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Monopoly Aquistions LLC, (grantee) party of the second part, the following described real property and premises situated in Jackson County, State of Missouri, to-wit:

Lot 10, Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

and

Lot 9, Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

and

Lot 8, Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

and

The North 19 feet of Lot 11, except the East 10 feet thereof as conveyed by the instrument recorded December 31, 1970, as Document No. I-75616 for additional right of way for Raytown Road in Block 2, **PENCE'S RAYTOWN PLAZA**, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

and

Lot 4, Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

and

Lot 3, Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof. Except the West 57.00 Feet of the South 48 Feet of said Lot 3

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

The following reservations from and exceptions to the conveyance and the warranty of title herein shall apply.

1. All easements, rights of way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that the same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspection and survey of the property.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, their heirs and assigns forever, and Grantor does hereby bind itself, its heirs, executors and administrators, to Warrant and forever defend, all and singular the said premises unto Grantee, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, by through or under the undersigned, but not otherwise.

Signed and delivered this 5th day of August 2014.

USA 800 LLC F/K/A U.S.A. 800, Inc.
By: The Results Companies, LLC its Manager
BY: Results Technologies Inc.

BY: [Signature]
Sanjeev Munjal, Chief Financial Officer

STATE OF NEW JERSEY

County of MORRIS

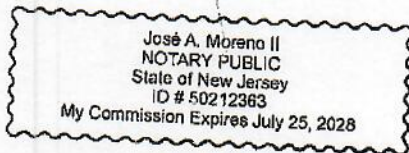
Before me, the undersigned, a Notary Public, in and for said County and State, on this 5th day of AUGUST, 2014, personally appeared Sanjeev Munjal to me known to be the identical person who executed the within and foregoing instrument as Chief Financial Officer of USA 800 LLC F/K/A U.S.A. 800, Inc. and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of such company, for the uses and purposes therein set forth.

Given under my hand and seal of the office the day and year above written.

Notary Public [Signature]

My commission expires: 07/25/2028

Closing Agent: Buffalo Land Title, LLC
File Number: 2405-0002-57
Underwriter: Old Republic Title Insurance Company



Property Account Summary Barcode

Parcel ID: 45-240-12-10-00-0-00-000	Property Address: 9808 E 66TH TER , RAYTOWN, MO 64133
--	--

General Information

Property Description	PENCE'S RAYTOWN PLAZALOT 9 BLK 2
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	MONOPOLY AQUISITIONS LLC	PO BOX 515, RAYMORE, MO 64083
Owner	100	MONOPOLY AQUISITIONS LLC	PO BOX 515, RAYMORE, MO 64083

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Market Value Total	2387500	2387500	1910000	1910000	1909267
Taxable Value Total	764000	764000	611200	611200	610965
Assessed Value Total	764000	764000	611200	611200	610965

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
-----------	------	-------	--------	------------	---------	--------------	-----------------	-----------------

No Vehicle Account Assets Found

Active Exemptions

No Exemptions Found

Tax Balance

"If you wish to pay your property taxes on-line now, click [here](#) to use **myJacksonCounty** powered by Paylt."

If you wish to pay your property taxes by mail, please make checks payable to: "Jackson County Collector". Be sure to include the Parcel Account number(s) on your payment and send to: Jackson County Collector, 415 E. 12th Street, Suite 100, Kansas City, MO 64106.

For any questions or assistance, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2024	1	12/31/2024	\$79,899.12	\$0.00	\$79,899.12	\$79,899.12

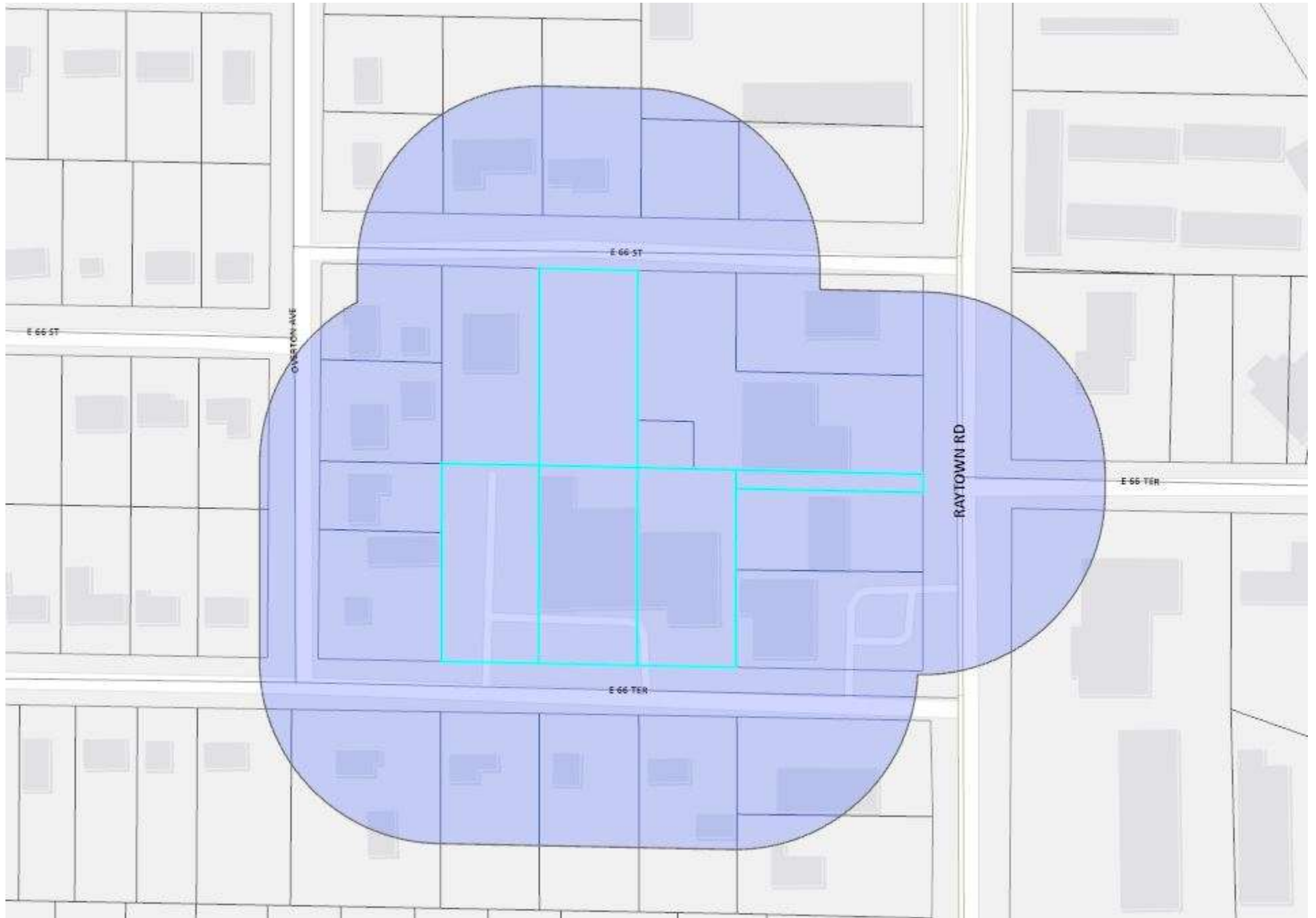
Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	\$559.25
CITY - RAYTOWN	\$2,983.42
FIRE DISTRICT - RAYTOWN	\$8,468.94
JACKSON COUNTY	\$3,862.78
MENTAL HEALTH	\$744.14
METRO JUNIOR COLLEGE	\$1,379.78
MID-CONTINENT LIBRARY	\$2,408.13
RAYTOWN SCHOOL C-II	\$48,284.80
STATE BLIND PENSION	\$229.20
REPLACEMENT TAX	\$10,978.68

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
02/07/2024 08:38:00	14135692	\$88,361.35	\$119,453.42	\$119,453.42	\$0.00
01/22/2024 12:06:00	14123140	\$0.00	\$117,713.82	\$117,713.82	\$0.00
12/20/2022 00:00:00	13422924	\$66,276.08	\$66,276.08	\$66,276.08	\$0.00
02/01/2022 11:58:00	13014607	\$66,475.94	\$66,475.94	\$66,475.94	\$0.00
02/04/2021 09:38:00	12442181	\$67,006.37	\$67,006.37	\$67,006.37	\$0.00
02/25/2020 09:52:00	11893516	\$74,190.59	\$99,157.31	\$99,157.31	\$0.00
01/13/2019 11:30:00	11283568	\$57,684.13	\$57,684.13	\$57,684.13	\$0.00
01/08/2018 13:20:00	10702142	\$56,259.79	\$56,259.79	\$56,259.79	\$0.00
12/22/2016 10:36:00	10013097	\$51,544.39	\$51,544.39	\$51,544.39	\$0.00
12/30/2015 15:08:00	9523902	\$51,659.33	\$51,659.33	\$51,659.33	\$0.00

12/24/2014 10:02:00	<u>8917946</u>	\$52,035.99	\$52,035.99	\$52,035.99	\$0.00
12/20/2013 11:18:00	<u>8316463</u>	\$52,066.32	\$52,066.32	\$52,066.32	\$0.00
12/20/2012 15:19:00	<u>7767731</u>	\$52,007.93	\$52,007.93	\$52,007.93	\$0.00
12/15/2011 10:53:00	<u>7186123</u>	\$51,977.61	\$51,977.61	\$51,977.61	\$0.00
03/10/2011 12:19:00	<u>6861217</u>	\$5,084.94	\$5,084.94	\$5,084.94	\$0.00
02/04/2011 13:41:00	<u>6830206</u>	\$52,088.15	\$57,099.02	\$52,088.15	\$0.00
12/23/2009 14:04:00	<u>6127757</u>	\$51,421.92	\$51,421.92	\$51,421.92	\$0.00
12/24/2008 11:53:00	<u>5585996</u>	\$47,639.29	\$47,639.29	\$47,639.29	\$0.00
12/19/2007 08:42:00	<u>4963741</u>	\$43,206.56	\$43,206.56	\$43,206.56	\$0.00
12/28/2006 14:22:00	<u>4499155</u>	\$36,282.97	\$36,282.97	\$36,282.97	\$0.00
02/15/2006 08:36:00	<u>4075114</u>	\$12,008.43	\$12,008.43	\$12,008.43	\$0.00
12/28/2005 13:07:00	<u>3952766</u>	\$22,350.46	\$22,350.46	\$22,350.46	\$0.00
12/10/2004 10:30:00	<u>3232447</u>	\$18,026.50	\$18,026.50	\$18,026.50	\$0.00
12/08/2003 13:21:00	<u>2689801</u>	\$18,026.29	\$18,026.29	\$18,026.29	\$0.00
12/24/2002 10:33:00	<u>2314930</u>	\$17,945.33	\$17,945.33	\$17,945.33	\$0.00
12/20/2001 15:16:00	<u>1680461</u>	\$17,932.01	\$17,932.01	\$17,932.01	\$0.00
01/02/2001 12:25:00	<u>1267211</u>	\$16,526.86	\$16,526.86	\$16,526.86	\$0.00
02/03/2000 10:41:00	<u>862557</u>	\$432.84	\$45,647.15	\$45,647.15	\$0.00
12/31/1998 12:00:00	<u>158104</u>	\$391.96	\$391.96	\$391.96	\$0.00



December 20, 2024
Re: Case No: PZ-2025-01

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Conditional Use Permit application filed by Chickoayah Brown, Me 2 You Career Academy, on behalf of the property owner requesting the approval of a Conditional Use Permit for *“School, private or parochial and non-profit”* for the properties located at 9808 E. 66th Terrace and 9817 E. 66th Street. These five (5) lots cumulatively consist of 1.91 acres of land and are located within the City of Raytown, Missouri.

The application covers five (5) properties. The building is located on two (2) of those parcels. It was previously used as a call center/office work but has now been vacant for four (4) years. The applicant would like to use the property to operate a school for adult education. The City of Raytown Municipal Code allows for the operation of “Schools, private or parochial and non-profit,” to be located within the NC, Neighborhood Commercial Zoning District with the approval of a Conditional Use Permit.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at 9:00am on Monday, January 13, 2025, to which you are invited to discuss the application directly with them. City Staff will not be present at this time. If you have any concerns or need more information about the application, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday February 6, 2025**. The full packet and agenda should be available for view on the City of Raytown website on **Friday, January 31, 2025**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, March 4, 2025**.

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

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

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

Name	Address	City	Sta	Zip
LEARN A LOT CHILD CARE CENTER	9812 E 66TH ST	RAYTOWN	MO	64133
LEARN A LOT CHILD CARE CENTER LLC	4010 STERLING AVE	KANSAS CITY	MO	64133
MULLALLY STEVE J & MELANIE R	9813 E 66TH ST	RAYTOWN	MO	64133
MORALES PATRICK B & CINDY L & MARIANNE	9816 E 66TH ST	RAYTOWN	MO	64133
SWISHER VENTURES LLC	6446 RAYTOWN TFWY	RAYTOWN	MO	64133
OCCUPANT	9712 E 66TH TER	RAYTOWN	MO	64133
UNION BRYAN DEJUAN	9715 E 66TH TER	RAYTOWN	MO	64133
SMOTHERMAN BOB L & PHYLLIS J	9800 E 66TH TER	RAYTOWN	MO	64133
GOFF RICKY R	9801 E 66TH TER	RAYTOWN	MO	64133
BELL JOHNNY R	9809 E 66TH TER	RAYTOWN	MO	64133
SWISHER VENTURES LLC	38401 MIDI ESTATES DR	LONE JACK	MO	64070
OCCUPANT	9817 E 66TH TER	RAYTOWN	MO	64133
SHAFFER GARY S & MARY S	409 NW COTTONWOOD DR	LEES SUMMIT	MO	64064
OCCUPANT	9901 E 66TH TER	RAYTOWN	MO	64133
UNITED LABOR CREDIT UNION	10000 E 66TH TER	RAYTOWN	MO	64133
GOSSEN BRETT	PO BOX 88144	CAROL STREAM	IL	60188
OCCUPANT	10001 E 66TH TER	RAYTOWN	MO	64133
ALTO ASSET COMPANY 4 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
OCCUPANT	6519 OVERTON AVE	RAYTOWN	MO	64133
SCHNEIDER JOEL A & HELEN M	8110 MANNING ST	RAYTOWN	MO	64138
OCCUPANT	6521 OVERTON AVE	RAYTOWN	MO	64133
WEMBER JOSE I & PORTILLO JACQUELINE	9521 E 67TH TER	RAYTOWN	MO	64133
OCCUPANT	6600 OVERTON AVE	RAYTOWN	MO	64133
WANDA FOWLER TRUST DATED 4/21/2021	6601 OVERTON	RAYTOWN	MO	64133
EA REAL ESTATE LLC	2455 NE A HWY	LATHROP	MO	64465
OCCUPANT	6609 OVERTON AVE	RAYTOWN	MO	64133
TRUSLER GREGORY J & TERESA L	6611 OVERTON AVE	RAYTOWN	MO	64133
LTD HOLDINGS LLC	12521 E US 40 HWY STE A	INDEPENDENCE	MO	64055
SAITTA INVESTMENTS LLC	12521 E US 40 HWY STE A	INDEPENDENCE	MO	64055
LEON GILBERTO MANUEL JAIME-TRUSTEE	6600 RAYTOWN RD	RAYTOWN	MO	64133
CONSOLIDATED SCHOOL DISTRICT NO 2	6608 RAYTOWN RD	RAYTOWN	MO	64133

TOP PROPERTIES LLC	5721 NE DONIPHAN LN	KANSAS CITY	MO	64118
OCCUPANT	6616 RAYTOWN RD	RAYTOWN	MO	64133
B B D GROCERY STORES INC	6624 RAYTOWN RD	RAYTOWN	MO	64133
GARY R EGGER TRUST DATED 12/19/1985	6508 CRYSLER CRT	KANSAS CITY	MO	64133
OROZCO ANDRES & MARIA	6640 RAYTOWN RD	RAYTOWN	MO	64133

Neighborhood Meeting

January 13, 2025

SIGN-IN SHEET

PLEASE PRINT LEGIBLY[illegible]

MR. Goff attended the meeting at 9:55am. He inquired about the type of business ~~we were~~ we were opening. We explained that it was a school that teach medical skills. Mr. Goff stated that the last business had issues with ~~trash~~ trash in the parking lots. We discussed with him that we have our own grounds keepers that will make sure that the exterior of the property is cared for. Mr. Goff stated that another neighbor was supposed to attend however, he would let him know that he has nothing to worry about and welcomed us as his neighbor.

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

The Daily Record

KANSAS CITY

Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolze
10000 E 59th St
Raytown, MO, 64133

Re: Legal Notice 4019586, 9809 E. 66th Terrace and 9817 E.
66th Street, Raytown, Missouri

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 01/16/2025 edition and ending with the 01/16/2025 edition for a total of 1 publications, and that the date of publications were as follows: 01/16/2025.

Publishers fee: \$66.12

By:

Mitt Patel

Mitt Patel

Sworn to me on this 16th day of
January 2025

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: 9809 E. 66th Terrace and 9817 E. 66th Street, Raytown, Missouri
Jackson County Parcel ID #'s: 45-240-12-09-00-0-00-000, 45-240-12-10-00-0-00-000, 45-240-12-19-01-0-00-000, 45-240-12-16-02-0-00-000, and 45-240-12-22-01-0-00-000.

} A public hearing to consider a
} Conditional Use Permit application for
} SS: a "Schools, private or parochial and
} non-profit" use, filed by Chickoiyah
Brown, Me 2 You Career Academy, on
behalf of the property owner, Monopoly
Acquisitions, LLC, to be located on
five (5) adjacent NC, Neighborhood
Commercial District-zoned properties
addressed as 9808 E. 66th Terrace
and 9817 E. 66th Street in Raytown,
Missouri, will be held by the Raytown
Planning & Zoning Commission at
7:00pm on Thursday, February 6, 2025.
The packet and agenda will be available
for view on the City of Raytown website
on Friday, January 31, 2025.

The Raytown Board of Aldermen will
also hold a public hearing to consider
this Conditional Use Permit, tentatively
scheduled for 7:00pm on Tuesday,
March 4, 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.

4019586 Jackson Jan. 16, 2025



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

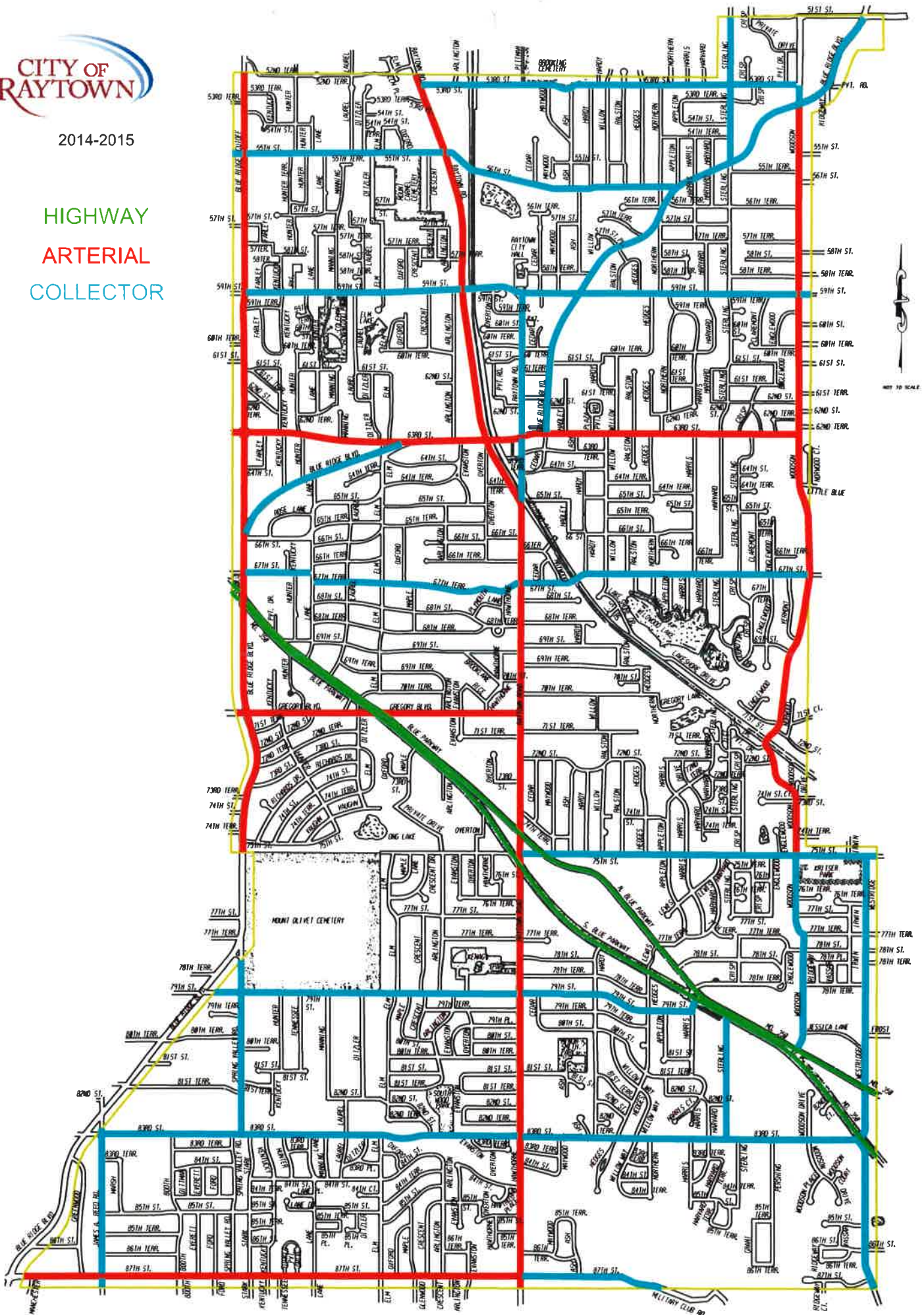


FIGURE 11
Future Land Use Map

