

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
DECEMBER 2, 2025
REGULAR SESSION NO. 16
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

ZOOM.US/JOIN
WEBINAR ID: 824 7029 5006
PASSCODE: 412918

Invocation/Pledge of Allegiance
Roll Call

Public Comments

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. Approval of the November 18, 2025 Board of Aldermen meeting minutes.

1b. R-3775-25: A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF MOBILE AND PORTABLE RADIOS AND ACCESSORIES FROM MOTOROLA SOLUTIONS, INCORPORATED OFF THE JOHNSON COUNTY, KANSAS RADIO AND ACCESSORIES CONTRACT IN AN AMOUNT NOT TO EXCEED \$156,061.48. Point of Contact: Robert Kuehl, Police Chief.

REGULAR AGENDA

NEW BUSINESS

2. Public Hearing: A public hearing to consider an amendment to the Zoning of property located at 9808 E. 53rd Street.

2a. FIRST READING: Bill No. 6700-25, Section XIII: AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF RAYTOWN FROM M, INDUSTRIAL TO R-1, LOW-DENSITY RESIDENTIAL, FILED BY BRIAN CRITCHFIELD, BETTER PLACES, LLC, AFFECTING A 0.40-ACRE PARCEL OF LAND LOCATED AT 9808 E. 53RD STREET, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Interim Community Development Director.

★ Applicant has requested a suspension of the rules.

- 3. Public Hearing:** A public hearing to consider an amendment to the Zoning of property located at 9800 E. 53rd Street.

3a. FIRST READING: Bill No. 6701-25, Section XIII: AN ORDINANCE AN APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF RAYTOWN FROM M, INDUSTRIAL TO R-1, LOW-DENSITY RESIDENTIAL, FILED BY PROPERTY OWNER, DANAE MEURER, AFFECTING A 0.38-ACRE PARCEL OF LAND LOCATED AT 9800 E. 53RD STREET, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Interim Community Development Director.

★ Applicant has requested a suspension of the rules.

- 4. Public Hearing:** A public hearing to consider an amendment to the Zoning of property located at 9704 E. 53rd Street.

4a. FIRST READING: Bill No. 6702-25, Section XIII: AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF RAYTOWN FROM M, INDUSTRIAL TO R-1, LOW-DENSITY RESIDENTIAL, FILED BY PROPERTY OWNER, TOM BALLIEU II, AFFECTING A 0.38-ACRE PARCEL OF LAND LOCATED AT 9704 E. 53RD STREET, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Interim Community Development Director.

★ Applicant has requested a suspension of the rules.

COMMUNICATIONS

5. Communication from the Mayor
6. Communication from the City Administrator
7. Communication from the Board of Aldermen

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
NOVEMBER 18, 2025
REGULAR SESSION NO. 15
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

Mayor Michael McDonough called the November 18, 2025, Board of Aldermen Regular Meeting to order at 7:01 p.m. Jason Sneddon, of Community KC Church, 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 Theresa Tush, Alderman Loretha Hayden, Alderman Jim Aziere, Alderman Janet Emerson, Alderman Theresa Garza, Alderman Josh Morales, Alderman Bonnaye Mims, Alderman Diane Krizek

Absent: None

Public Comments

Morris Melloy, 5816 Manning Avenue

Nelson Randolph, 5201 Sterling Avenue

Dorothy Collins, 6140 Raytown Rd Apt 602

Elijah Brink, 6140 Raytown Rd, Bowen Tower Tenant Union

A. Johnson, Mobilized Motivation, provided documents to Board of Aldermen

Andrea Rogers

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. Approval of the November 11, 2025 Board of Aldermen meeting minutes.

1b. R-3767-25: A RESOLUTION AUTHORIZING AND APPROVING THE CONTINUATION OF AN EXISTING AGREEMENT BY AND BETWEEN THE CITY OF RAYTOWN, MISSOURI AND TROUTT BEEMAN & CO., P.C. FOR THE PERFORMANCE OF PROFESSIONAL AUDIT SERVICES IN AN AMOUNT NOT TO EXCEED \$61,000.00 FOR FISCAL YEAR 2025-2026.
Point of Contact: Michael Graham, Finance Director.

1c. R-3768-25: A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH CENTRAL SALT, LLC FOR THE PURCHASE OF SALT FOR THE PURPOSE OF TREATING ROADS AND BRIDGES IN INCLEMENT WEATHER IN A TOTAL AMOUNT NOT TO EXCEED \$43,057.000 FOR FISCAL YEAR 2025-2026. Point of Contact: Joey Carley, Public Works Director.

1d. R-3769-25: A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH KC SNOW PRO LLC UTILIZING THE CITY OF LEE'S SUMMIT, MISSOURI COOPERATIVE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$65,000.00 FOR FISCAL YEAR 2025-2026. Point of Contact: Joey Carley, Public Works Director.

1e. R-3770-25: A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH SNO-BIZ FOR THE PURCHASE OF LIQUID BRINE IN AN AMOUNT NOT TO EXCEED \$20,140.00 FOR FISCAL YEAR 2025-2026. Point of Contact: Joey Carley Public Works Director.

1f. R-3771-25: A RESOLUTION AUTHORIZING AND APPROVING THE CONTINUATION OF AN EXISTING AGREEMENT BY AND BETWEEN THE CITY OF RAYTOWN, MISSOURI AND RSC KC FOR PRIVATE SECURITY SERVICES IN AN AMOUNT NOT TO EXCEED \$35,000.00 FOR FISCAL YEAR 2025-2026 Point of Contact: Dave Turner, Parks & Recreation Director.

1g. R-3772-25: A RESOLUTION AUTHORIZING AND APPROVING THE CONTINUATION OF AN AGREEMENT WITH KC ELITE MANAGEMENT FOR MOWING SERVICES IN AN AMOUNT NOT TO EXCEED \$50,000.00 FOR FISCAL YEAR 2025-2026. Point of Contact: Dave Turner, Parks Recreation Director.

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

Ayes: Aldermen Hayden, Aziere, Morales, Tush, Krizek, Mims, Emerson, Walters, Garza
Nays: None

REGULAR AGENDA

NEW BUSINESS

- 2. FIRST READING: BILL NO. 6699-25, SECTION XVII: AN ORDINANCE** AMENDING CHAPTER 12- COURTS AND JAILS, ARTICLE I -IN GENERAL, BY ADDING FOUR NEW SECTIONS REGARDING ADDITIONAL COURT COSTS TO THE RAYTOWN MUNICIPAL CODE. Point of Contact: Teresa Henry, City Clerk.

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

Alderman Emerson, seconded by Alderman Tush, made a motion to suspend the rules and hold an immediate second reading. The motion was approved by a vote of 9-0.

Ayes: Aldermen Emerson, Tush, Walters, Garza, Hayden, Morales, Aziere, Krizek, Mims
Nays: None

The item was read for a second time by title only by Teresa Henry, City Clerk.

Alderman Emerson, seconded by Alderman Aziere, made a motion to adopt. The motion was approved by a vote of 9-0.

Ayes: Aldermen Emerson, Aziere, Mims, Tush, Krizek, Hayden, Morales, Walters, Garza
Nays: None

Became Ordinance 5791-25.

- 3. R-3773-25: A RESOLUTION** AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH KANSAS CITY AREA TRANSPORTATION AUTHORITY IN AN AMOUNT NOT TO EXCEED \$80,000.00 FOR FISCAL YEAR 2025-2026. Point of Contact: Michael Graham, Finance Director.

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

The item was presented by Michael Graham, Finance Director.

Alderman Hayden, seconded by Alderman Tush, made a motion to adopt. The motion was approved by a vote of 8-1.

Ayes: Aldermen Hayden, Tush, Garza, Morales, Mims, Emerson, Aziere, Krizek
Nays: Alderman Walters

- 4. R-3774-25: A RESOLUTION** AUTHORIZING AND APPROVING THE ACCEPTANCE OF GRANT FUNDS FROM THE MISSOURI DEPARTMENT OF CONSERVATION IN THE AMOUNT OF \$15,084.00 TO UPDATE THE PARKS DEPARTMENT'S TREE INVENTORY PROGRAM AND COMPLETE NEEDED TREE MAINTENANCE ON PARK PROPERTIES. Point of Contact: Dave Turner, Parks & Recreation Director.

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

The item was presented by Dave Turner, Parks & Recreation Director.

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

Ayes: Aldermen Hayden, Walters, Morales, Tush, Krizek, Mims, Emerson, Aziere, Garza
Nays: None

COMMUNICATIONS

5. Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

6. Communication from the City Administrator

Diane Egger, City Administrator, provided an update on the City's current projects and plans.

7. Communication from the Board of Aldermen

Comments were made by Aldermen Aziere, Mims, Hayden, Morales, and Walters.

ADJOURNMENT

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

The meeting adjourned at 8:05 p.m.

Teresa M Henry, City Clerk, MRCC

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 11/11/2025

MEETING DATE: December 2, 2025

SUBMITTED BY: **DEPARTMENT:** Police Department

Document Type: Resolution

SUBJECT/REQUEST

R-3775-25: Authorizing the expenditure of \$156,061.48 with Motorola to purchase APX6000 radios

BACKGROUND/JUSTIFICATION

The current Motorola APX4000 radios used by members of the Raytown Police Department are reaching the end of their service life, are no longer supported and are being discontinued by Motorola. This means that when the APX4000 radios need repair we will only be able to do so as long as spare parts remain.

The Police Department's request is to purchase 28 APX6000 radios to begin replacing our current stock of APX4000 radios. This is a budgeted purchase that has been approved by the Special Sales Tax Review Committee. Included in our purchase of the APX6000 radios is all necessary equipment for its functionality, such as battery, charger and mic. Necessary radio programming and encryption are also included in the radio cost as well as a 5-year essential service plan.

Members of the Raytown Police Department depend on being able to communicate with one another and outside agencies. Having dependable working radios is essential to officer safety and operations.

RECOMMENDED MOTION

Approval for spending budgeted funding to purchase APX6000 radios

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Approved by Special Sales Tax Review Committee (SSTRC), October 29, 2025

FINANCIAL IMPACT

Contractor:	Motorola
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Amount of Request/Contract:	\$156,061.48
Amount Budgeted:	\$156,061.48
From Account Name and #:	Amount: Police Capital 205-32-00-100-57000

REVIEWED BY

Robert Kuehl
Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Motorola Radio Purchase 2025-2026
2. Quote 3119858 - 28 APX6000 Portable Radios rev2

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

Document	Attached	If not attached, explain
Other: Motorola Quote	X	

A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF MOBILE AND PORTABLE RADIOS AND ACCESSORIES FROM MOTOROLA SOLUTIONS, INCORPORATED OFF THE JOHNSON COUNTY, KANSAS RADIO AND ACCESSORIES CONTRACT IN AN AMOUNT NOT TO EXCEED \$156,061.48

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

WHEREAS, Johnson County, Kansas has competitively bid (Contract 21810) the purchase of mobile and portable radios and accessories and has determined Motorola Solutions, Incorporated to be the most competitive bid; and

WHEREAS, the City of Raytown in adoption of its purchasing policy has required Board of Aldermen approval for purchases in which the cumulative value with a single vendor exceeds \$15,000.00 during the fiscal year; and

WHEREAS, funds for such purpose are budgeted from the Capital Improvement Sales Tax and such expenditure has been reviewed and on October 29, 2025, was recommended by the Special Sales Tax Review Committee as being consistent with voter intent; and

WHEREAS, the Board of Aldermen find it is in the best interested of the City to authorize and approve the purchase of mobile and portable radios and accessories from Motorola Solutions, Incorporated off the Johnson County, Kansas Radio and Accessories (Contract 21810) in an amount not to exceed \$156,061.48.

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

THAT the purchase of mobile and portable radios and accessories from Motorola Solutions, Incorporated off the Johnson County, Kansas Radio and Accessories (Contract 21810) in an amount not to exceed \$156,061.48 is hereby authorized and approved; and

FURTHER THAT the City Administrator is authorized to execute all agreements or documents necessary to approve the purchase of goods and services contemplated herein 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 2nd day of December, 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

Billing Address:
RAYTOWN POLICE DEPT
10000 E 59TH ST
RAYTOWN, MO 64133
US

Shipping Address:
COMMENCO HOLDINGS LLC
DBA COMMENCO LLC
4901 BRISTOL AVE
KANSAS CITY, MO 64129
US

Quote Date:05/07/2025
Expiration Date:12/14/2025
Quote Created By:
James Brafford
Public Safety Account Manager
james.brafford@commenco.com
816-753-2166

End Customer:
RAYTOWN POLICE DEPT
Sandon Curnett
currenns@raytownpolice.org
816-753-5020

Contract: Johnson County, KS
Payment Terms:30 NET

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000				
1	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	28	\$7,727.00	\$4,758.60	\$133,240.80
1a	QA09006AA	ADD: ADAPTIVE NOISE SUPPRESSION	28			
1b	H869BZ	ENH: MULTIKEY	28			
1c	Q361AR	ADD: P25 9600 BAUD TRUNKING	28			
1d	H38BT	ADD: SMARTZONE OPERATION	28			
1e	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	28			
1f	Q887AU	ADD: 5Y ESSENTIAL SERVICE	28			
1g	Q629AK	ENH: AES ENCRYPTION AND ADP	28			
2	NNTN8860B	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA	29	\$199.56	\$119.74	\$3,472.46
3	LSV00Q00202A	DEVICE PROGRAMMING Program new template into the APX6000 portable radio.	28	\$64.29	\$64.29	\$1,800.12



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
4	PMNN4485A	BATT IMPRES 2 LIION R IP68 2550T	30	\$185.49	\$157.67	\$4,730.10
5	PMMN4136B	ACCESSORY KIT,XVP830 REMOTE SPEAKER MICROPHONE NO CHANNEL KNOB	29	\$520.00	\$442.00	\$12,818.00

Grand Total **\$156,061.48(USD)**

Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 11/24/2025

MEETING DATE: December 2, 2025

SUBMITTED BY: **DEPARTMENT:** Community Development

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6700-25, Section XIII: Approval of a Rezoning from M, Industrial to R-1, Low-Density Residential for 9808 E. 53rd Street.

BACKGROUND/JUSTIFICATION

9808 E. 53rd Street was constructed as a residential structure sometime in or around 1963 and was developed properly according to all building and development requirements at that time. It has continuously been used as a residential property.

When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, the property is categorized as a “nonconforming” structure. This means that it is allowed to remain, however, in the event of destruction, either by intentional, unintentional, or natural causes, it must be rebuilt according to the present-day code requirements. It may not be rebuilt as a residential home.

The property owner is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, to preserve the ability to use the property for residential purposes, and to reconstruct a single-family home in the event of destruction. In conjunction with this application, two other neighboring properties are also seeking approval of a rezoning application from M, Industrial to R-1, Low-Density Residential for the same reason.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Recommend for approval by the Planning Commission on November 6, 2025.

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. ORD PZ.2025.03 - 9808 E 53rd St.RZ
2. PZ-2025-03 - 9808 E. 53rd St. Packet

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

AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF RAYTOWN FROM M, INDUSTRIAL TO R-1, LOW-DENSITY RESIDENTIAL, FILED BY BRIAN CRITCHFIELD, BETTER PLACES, LLC, AFFECTING A 0.40-ACRE PARCEL OF LAND LOCATED AT 9808 E. 53RD STREET, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2025-03, was duly submitted on or about September 19, 2025, by property owner, Brian Critchfield, Better Places, LLC., requesting approval of an amendment to the Official Zoning Map of the City of Raytown from M, Industrial to R-1, Low-Density Residential, affecting a single 0.40-acre parcel of land located at 9808 E. 53rd Street in the City of Raytown, Jackson County, Missouri (the "Application"); and

WHEREAS, notice of the public hearing before the Planning & Zoning Commission and the Board of Aldermen was published in The Daily Record newspaper on October 8, 2025, and mailed to property owners within 185 feet on October 8, 2025, regarding the Application; and

WHEREAS, the Application was considered by the Planning Commission on November 6, 2025, 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.

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

SECTION 1 – APPROVAL OF AMENDMENT TO THE OFFICIAL ZONING MAP. Upon review of the record preserved in a public hearing before the Planning Commission, the final report and recommendation of the Commission, and the information presented before the Board of Aldermen, the Board hereby approves the Application filed by Brian Critchfield, of Better Homes, LLC., requesting approval of an amendment to the Official Zoning Map of the City of Raytown from M, Industrial to R-1, Low-Density Residential, affecting only that portion of a single 0.40-acre parcel of land located at 9808 E. 53rd Street in the City of Raytown, Jackson County, Missouri, is hereby approved.

SECTION 2 – OFFICIAL ZONING MAP HEREBY AMENDED. That only the portion of the following described property located at 9808 E. 53rd St. in the City of Raytown is hereby rezoned from M, Industrial to R-1, Low-Density Residential, and the Official Zoning Map of the City of Raytown is hereby directed to be so amended:

All of Lot 2, BROOKING HEIGHTS, a subdivision in partially in Raytown, partially in Kansas City, and wholly in Jackson County, Missouri.

SECTION 3 – CONDITIONS OF APPROVAL. That the Application for approval of a Rezoning on property located at 9808 E. 53rd Street in the City of Raytown, Jackson County, Missouri is hereby approved, as approved by the Planning Commission.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. The City’s Official Zoning Map shall remain unaltered except to change the zoning of the property located at 9808 E. 53rd Street, from M, Industrial to R-1, Low-Density Residential.

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 2nd day of December 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

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 #: Rezoning PZ-2025-03

Planning & Zoning Meeting Date:
Nov. 6, 2025



Board of Aldermen Dates: Dec. 2, 2025, and Dec. 18, 2025

Applicant: Brian Critchfield | Better Homes, LLC.

Location: 9808 E. 53rd Street

Ward: 3

Property Owner: Brian Critchfield | Better Homes, LLC.

Project Summary: The applicant is requesting approval of a Rezoning from M, Industrial to R-1, Low-Density Residential to bring the zoning into compliance with the use.

Staff Recommendation: Staff recommends **Approval** of the Rezoning Application.

Background Information: 9808 E. 53rd Street was constructed as a residential structure sometime in or around 1963 and was developed properly according to all building and development requirements at that time. It has continuously been used as a residential property. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, the property is categorized as a “nonconforming” structure. This means that it is allowed to remain, however, in the event of destruction, either by intentional, unintentional, or natural causes, it must be rebuilt according to the present-day code requirements. It may not be rebuilt as a residential home. The property owner is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, to preserve the ability to use the property for residential purposes, and to reconstruct a single-family home in the event of destruction.

In conjunction with this application, two other neighboring properties are also seeking approval of a rezoning application from M, Industrial to R-1, Low-Density Residential for the same reason.



Total Land Area: +/- 0.4 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **October 8, 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 owners within 185 feet of the subject property on **October 13, 2025**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **October 21, 2025**. No one attended the meeting, other than the applicant.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	(Kansas City, Missouri)	Residential (backyard of subject property)
South:	M, Industrial	Sheet Metal Works JATC Local 2
East:	M, Industrial	Kempkes Contractors LLC. - Office only. Mandina & Sons Distributing - Vending machine sales/service.
West:	M, Industrial	Residential Single-Family Home

Street Classification: E. 53rd Street is classified as a Collector Street.

Rezoning Application Factors To Be Considered:

1. The Character of the Neighborhood:

The neighborhood is a mix of both residential and light industrial uses.

2. Zoning and current uses of nearby properties:

The area is predominately zoned M, Industrial. The city of Kansas City, Missouri is adjacent to the north. To the west are single-family homes, as well as the Rock Island Trail. To the east, there are a few commercial businesses, mainly used for office space, and additional single-family homes.

3. Suitability of Zoning for current use:

The current zoning, M, Industrial, is not suitable for its current residential use. The home was constructed prior to the use of a zoning ordinance in the City. At that time, it was expected that the area would eventually be entirely used for industrial purposes. Now, approximately 60 years later, the property owners are requesting to bring the zoning



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

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

designation into compliance with the previously constructed homes and the residential use of the properties.

4. Detrimental effects to nearby properties if Rezoning is approved:

No physical changes are being proposed, therefore, there will be no detrimental effects if the rezoning application is approved.

5. The length of time the property has been vacant:

The property is not vacant.

6. Consideration of public interest:

a. Public Health:

There are no physical changes being proposed to the property. This application will not affect public health.

b. Public Safety:

There are no physical changes being proposed to the property. This application will not affect public safety.

c. Public Welfare:

There are no physical changes being proposed to the property. This application will not affect the public welfare.

7. Impacts on public services and utilities:

There are no physical changes being proposed to the property. This application will not affect the public services and utilities differently than what is currently being done today.

8. Conformance with the Comprehensive Plan:

The Comprehensive Plan Future Land Use Map designates this area as "*Industrial and Employment*." The proposed rezoning to residential does not comply with the Future Land Use Map.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**



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

- 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:

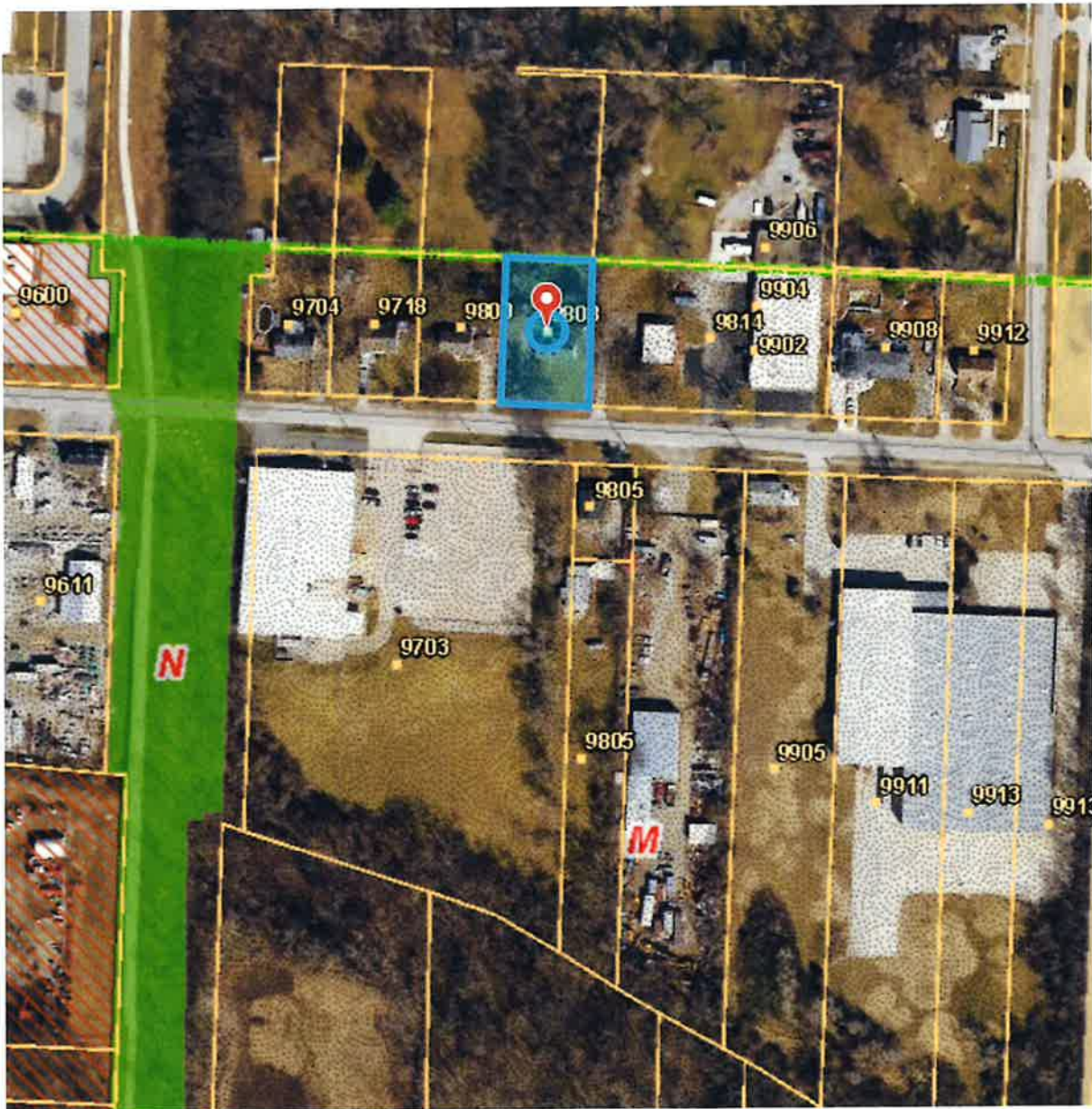
- Zoning Map
- Site Photo
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Application
- Receipt of Paid Taxes
- Street Classification Map
- Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **PZ-2025-03** for the subject parcel located at 9808 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.



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

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 Photo (from Google):



October 1, 2025

Re: Case No: PZ-2025-03
PZ-2025-04
PZ-2025-05

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing three (3) separate rezoning applications from M, Industrial to R-1, Low-Density Residential, for properties on E. 53rd Street in the City of Raytown, addressed as:

- 9808 E. 53rd Street
- 9800 E. 53rd Street, and
- 9704 E. 53rd Street

All three (3) properties were constructed as residential structures prior to the establishment of the Zoning Ordinance within the city and have been continuously used as such. All were developed properly according to all building and development requirements at that time. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, these three properties are categorized as “legal nonconforming” structures. This means that they are allowed to remain, however, in the event of destruction, either by intentional or natural causes, they must be rebuilt according to the present-day code requirements. They may not be rebuilt as residential homes.

For this reason, these three property owners are seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, in order to preserve the ability to use the properties for residential purposes, and to reconstruct single-family homes in the event of destruction.

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 applicants will be holding a neighborhood information meeting at Raytown City Hall at 1:00pm on Tuesday, October 21, 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 November 6, 2025**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, October 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, December 2, 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.

Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit



Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

285.5 0 142.73 285.5 Feet

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

The Daily Record

KANSAS CITY

Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 4098500, 9808 E 53rd Street, Raytown,
Missouri

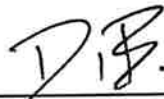
State of MO

County of Jackson County

Before the undersigned Notary Public personally appeared David Blumenthal 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 10/08/2025 edition and ending with the 10/08/2025 edition for a total of 1 publications, and that the date of publications were as follows: 10/08/2025.

Publishers fee: \$83.52

By:



David Blumenthal

Sworn to me on this 9th day of
October 2025

By:



Brandon M. Crail

Notary Public, State of MO

No. 20297982

Qualified in St. Louis County

My commission expires on

March 5, 2028

Notice of Public Hearings

Affected Property: 9808 E 53rd Street,
Raytown, Missouri

Jackson County Parcel ID # 32-810-02-42-00-0-00-000

A public hearing to consider a Rezoning application from M, Industrial to R-1, Low-Density Residential, filed by the property owner, Brian Critchfield, Better Homes, LLC., for the property addressed as 9808 E. 53rd Street in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, November 6, 2025.

This property was constructed as a residential structure prior to the establishment of the Zoning Ordinance within the city and has been continuously used as such. When the City first established zoning districts, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, this property is categorized as a "legal nonconforming" structure. In the event of destruction, it must be rebuilt according to the present-day code requirements. For this reason, the applicant is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, in order to preserve the ability to reconstruct single-family homes in the event of destruction.

The packet and agenda will be available for view on the City of Raytown website on Friday, October 31, 2025.

The Raytown Board of Aldermen will also hold a public hearing to consider this Rezoning, tentatively scheduled for 7:00pm on Tuesday, December 2, 2025.

All public hearings will take place



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.

4098500 Jackson Oct. 8, 2025



RZNE-000259-2025

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 #: PZ-2025-03	Rezoning
Fee Paid: \$450.00	
PC Meeting Date: 11/06/25	
B of A Meeting Date: 12/02/25 & 12/16/25	
Newspaper Notice Date: 10/20/25	
Notice Letters Date: 10/13/25	

Project Info:

Project Name:

Rezoning - 9808 E. 53rd St.

Project Address:

9808 E 53rd St., Raytown MO 64133

Existing Zoning:

M - Industrial

Existing Land Use:

Residential

Proposed Zoning:

R-1 - Low Density Residential

Proposed Land Use:

Residential

Total Acreage:

.38 acres

Applicant:

Name of Applicant:

Brian Critchfield

Company (If Applicable):

Better Places LLC

Address:

4212 S Hocker Dr

city: Independence

State: MO

Zip: 64055

Phone:

816-878-4858

Email:

Brianc@betterplacesllc.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: Brian Critchfield		Company (If Applicable): Better Places LLC	
Address: 4212 S Hocker Dr			
City: Independence		State: MO	Zip: 64055
Phone: 816-878-4858		Email: BrianC@betterplacesllc.com	
Property Owner Signature: 			
X			

Please Give a Detailed Description of the Proposal Below:

We are requesting a rezoning of our homes to R-1 from the current Industrial Zoning.



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:	

- The proposed action will be in keeping with the character of the neighborhood because:
These properties have historically been used as residential are currently
being used as residential.

- The proposed use will be consistent with the uses and zoning on nearby parcels because:
These properties have historically been used as residential are currently
being
used as residential

- Prior to submitting this application, the property has been vacant for:
5 months (Under rehab)



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

There are multiple houses on this block that are all residential, but zoned industrial.

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

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

Can not get traditional lending or insurance, and can not sell to a traditional buyer

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

Currently set up for residential

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

9. Additional comments:

We are a small family business, and this zoning issue has caused substantial hardship, due to the unmarketability and uninsurability. Thank you for your consideration.



Official Tax Payment Receipt

Receipt No.: 14230292 **Date and Time:** 09/25/2024 11:23 **Print Date:** 09/22/2025
Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance	Amount*	Description
32-810-02-42-00-00-000	2023	022	\$2,298.24		\$0.00	A/V Principal-Residential
	2023	SJCG	\$6.89		\$0.00	Property Tax Interest
	2023	022	\$310.26		\$0.00	Property Tax Interest
	2023	022	\$68.94		\$0.00	Chapter 52 Fee
	2023	SJCG	\$7.36		\$0.00	Chapter 52 Fee
	2023		\$9.52		\$0.00	Chapter 52 Fee
	2023	022	\$114.91		\$0.00	Chapter 141 Fee
	2023	SJCG	\$12.28		\$0.00	Chapter 141 Fee
	2023	SJCG	\$51.71		\$0.00	Attorney Fee
	2023	SJCG	\$78.72		\$0.00	Judgement Attorney Fee
	2023		\$15.85		\$0.00	Chapter 141 Fee
	2023	SJCG	\$114.91		\$0.00	Suit Cost
	2022	022	\$1,161.72		\$0.00	A/V Principal-Residential
	2022	SJCG	\$3.49		\$0.00	Property Tax Interest
	2022	022	\$365.94		\$0.00	Property Tax Interest
	2022	SJCG	\$4.03		\$0.00	Chapter 52 Fee
	2022		\$11.08		\$0.00	Chapter 52 Fee
	2022	022	\$34.85		\$0.00	Chapter 52 Fee

2022	SJCG	\$6.72	\$0.00	Chapter 141 Fee
2022	SJCG	\$58.09	\$0.00	Suit Cost
2022	SJCG	\$46.06	\$0.00	Judgement Attorney Fee
2022	SJCG	\$30.32	\$0.00	Attorney Fee
2022	022	\$58.09	\$0.00	Chapter 141 Fee
2022		\$18.47	\$0.00	Chapter 141 Fee
2021	022	\$1,165.75	\$0.00	A/V Principal-Residential
2021	022	\$577.05	\$0.00	Property Tax Interest
2021	SJCG	\$3.50	\$0.00	Property Tax Interest
2021		\$19.22	\$0.00	Chapter 52 Fee
2021	022	\$34.98	\$0.00	Chapter 52 Fee
2021	SJCG	\$4.61	\$0.00	Chapter 52 Fee
2021	SJCG	\$52.52	\$0.00	Judgement Attorney Fee
2021	SJCG	\$1.00	\$0.00	Redemption Fees
2021		\$45.00	\$0.00	Suit Notice Fee
2021		\$32.03	\$0.00	Chapter 141 Fee
2021		\$15.00	\$0.00	Judgement Appraisal Fee
2021	SJCG	\$34.62	\$0.00	Attorney Fee
2021	022	\$58.29	\$0.00	Chapter 141 Fee
2021	SJCG	\$58.29	\$0.00	Suit Cost
2021	SJCG	\$7.66	\$0.00	Chapter 141 Fee
2021	SJCG	\$6.75	\$0.00	Foreclosure Costs

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
------	---------	-------------	-----------------

ALLIANCE NATIONWIDE TITLE AGENCY, LLC	1350 NE WINDSOR DR ,LEES SUMMIT ,MO64086	Personal Check	\$7,004.72
--	---	-------------------	------------

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-42-00-0-00-000	BETTER PLACES LLC	4212 S HOCKER ST STE 150, INDEPENDENCE, MO 64055	03/21/2025	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-42-00-0-00-000	2023	BOARD OF DISABLED SERVICES	18.3654
	2023	CITY - RAYTOWN	97.2648
	2023	FIRE DISTRICT - RAYTOWN	277.8408
	2023	JACKSON COUNTY	131.2254
	2023	MENTAL HEALTH	24.4445
	2023	METRO JUNIOR COLLEGE	45.6570
	2023	MID-CONTINENT LIBRARY	74.6672
	2023	RAYTOWN SCHOOL C-II	1621.0800
	2023	STATE BLIND PENSION	7.6950
	2022	BOARD OF DISABLED SERVICES	10.3246
	2022	CITY - RAYTOWN	58.7492
	2022	FIRE DISTRICT - RAYTOWN	156.4999
	2022	JACKSON COUNTY	73.1123
	2022	MENTAL HEALTH	13.7456
	2022	METRO JUNIOR COLLEGE	25.0459
	2022	MID-CONTINENT LIBRARY	40.0142
	2022	RAYTOWN SCHOOL C-II	780.5233
	2022	STATE BLIND PENSION	3.7050
	2021	BOARD OF DISABLED SERVICES	8.1880
	2021	CITY - RAYTOWN	58.8476
	2021	FIRE DISTRICT - RAYTOWN	161.3893
	2021	JACKSON COUNTY	71.9262
	2021	MENTAL HEALTH	13.3009
	2021	METRO JUNIOR COLLEGE	25.0457
	2021	MID-CONTINENT LIBRARY	42.8297
	2021	RAYTOWN SCHOOL C-II	780.5176
	2021	STATE BLIND PENSION	3.7050

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-42-00-0-00-000	BROOKING HEIGHTS	1
	PT LOT 2 IN RAYTOWN	2

***Interest, penalties and fees will be assessed on any unpaid balance amount.** The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.



Official Tax Payment Receipt

Receipt No.: 14732109 **Date and Time:** 04/02/2025 10:51 **Print Date:** 09/22/2025
Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance	Amount*	Description
32-810-02-42-00-0-00-000	2024	022	\$2,313.89		\$0.00	A/V Principal-Residential
	2024	022	\$104.13		\$0.00	Property Tax Interest
	2024	022	\$72.54		\$0.00	Chapter 52 Fee
	2024	022	\$120.90		\$0.00	Chapter 141 Fee

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
ALLIANCE NATIONWIDE TITLE AGENCY, LLC	1350 NE WINDSOR DR ,LEES SUMMIT ,MO64086	Personal Check	\$2,611.46

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-42-00-0-00-000	BETTER PLACES LLC	4212 S HOCKER ST STE 150, INDEPENDENCE, MO 64055	03/21/2025	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-42-00-0-00-000	2024	BOARD OF DISABLED SERVICES	18.7758
	2024	CITY - RAYTOWN	100.1634
	2024	FIRE DISTRICT - RAYTOWN	284.3307
	2024	JACKSON COUNTY	129.6866
	2024	MENTAL HEALTH	24.9831
	2024	METRO JUNIOR COLLEGE	46.3240
	2024	MID-CONTINENT LIBRARY	80.8489
	2024	RAYTOWN SCHOOL C-II	1621.0825
	2024	STATE BLIND PENSION	7.6950

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
------------	----------	------	------	-------	--------	------------	---------	-----------	-----------------	-----------------

No Motor Vehicle Assets Found

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
------------	----------	----------	---------------

No Business Assets Found

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-42-00-0-00-000	BROOKING HEIGHTS	1
	PT LOT 2 IN RAYTOWN	2

***Interest, penalties and fees will be assessed on any unpaid balance amount.** The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.

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 Version 4.5.0.0



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

03/24/2025 9:29 AM
COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER
2025E0019352

WARRANTY DEED

Alliance Nationwide Title Agency, LLC
MO-ANTA-LSW-502556

THIS INDENTURE, made this 21st day of March, 2025 by and between Nuside Investments LLC, a Missouri Limited Liability Company, hereinafter referred to as "**Grantor(s)**", and Better Places LLC, a Missouri Limited Liability Company, with a mailing address of 4212 S Hocker Dr., Ste 270, Independence, MO 64055 hereinafter "**Grantee(s)**".

WITNESSETH, that the GRANTOR(S), for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, paid by the GRANTEE(S), the receipt and sufficiency of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the GRANTEE(S) and unto Grantee's heirs and assigns forever, the Real Estate situated in the County of Jackson, and State of MISSOURI, and described as follows:

All of Lot 2, BROOKING HEIGHTS, a subdivision in partially in Raytown, partially in Kansas City, and wholly in Jackson County, Missouri.

Subject to building lines, conditions, easements, restrictions of record, and any zoning laws or ordinances affecting this property, if any.

TO HAVE AND TO HOLD the same unto Grantees, and unto Grantees' heirs and assigns forever, with all rights and appurtenances thereunto belonging. GRANTOR(S) hereby covenant on behalf of Grantor and Grantors' heirs, personal representatives, executors and assigns that said GRANTOR(S) is lawfully seized of an indefeasible estate in fee simple of said premises; that Grantor has a good right to sell and convey the same as aforesaid; that the premises are free and clear from any encumbrance done or suffered by Grantor(s) or those under who they claim; and will forever warrant and defend the title to the said premises against all lawful claims of all persons whomsoever, excepting, however: (i) taxes not yet due and payable and any special taxes becoming a lien after the date of this deed; (ii) all easements, conditions, restrictions, mineral reservations, and other matters of record; (iii) matters which would be revealed by a survey or inspection of the Real Estate; and (iv) all zoning ordinances.

IN WITNESS WHEREOF, the said GRANTORS have executed these presents to be effective as of the day and year first above written.

WITNESS Grantors' hands this 21 day of March, 2025.

Nuside Investments LLC, a Missouri Limited Liability Company

By: Hector Guzman
Hector Guzman, Managing Member/CEO

State of Missouri
County of Jackson

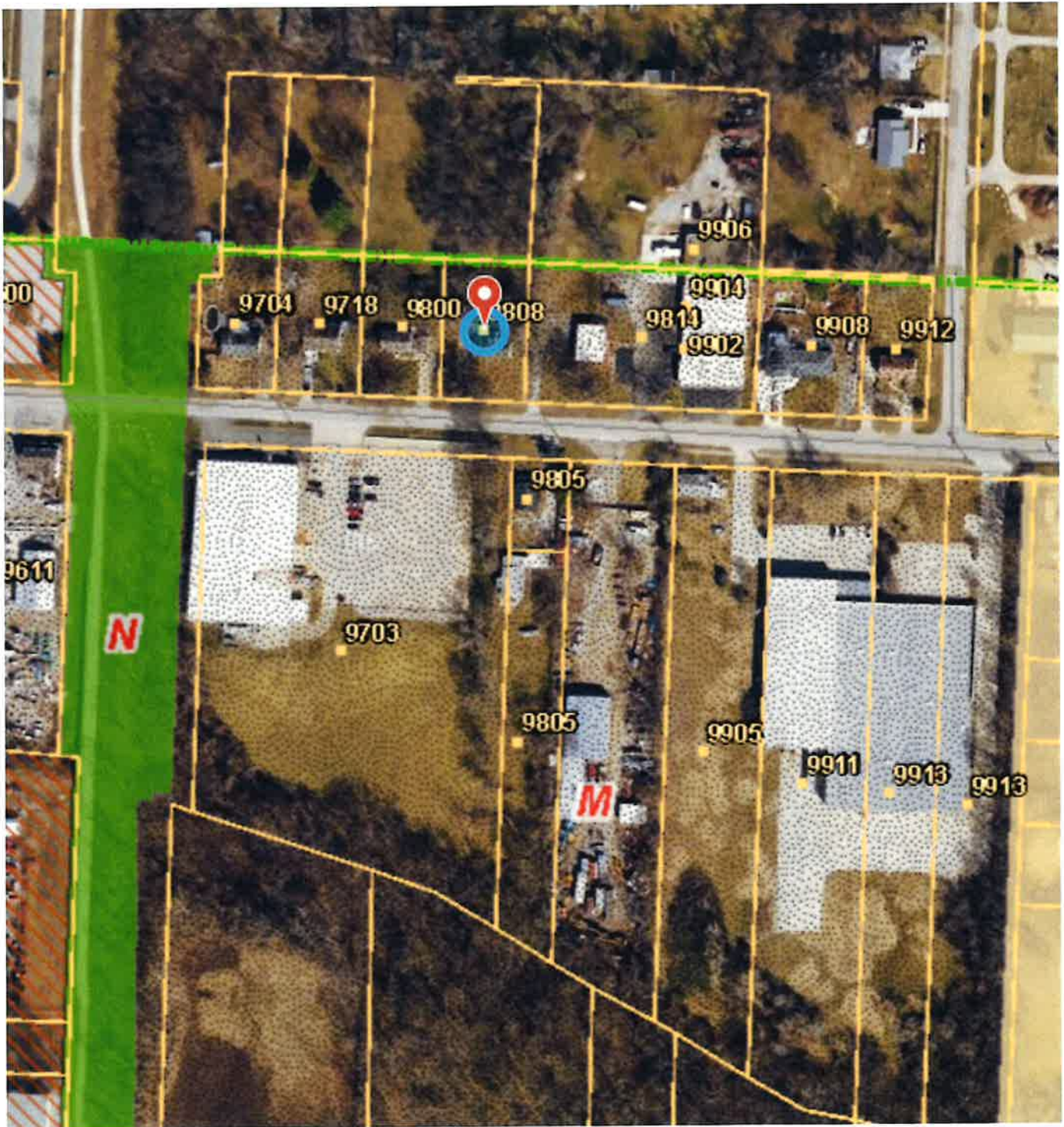
On this 21 day of March, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Hector Guzman, Managing Member of Nuside Investments LLC, known to me to be the person who executed the within instrument, and acknowledged to me that he/she executed the same for the purposes therein stated.

In witness whereof, I hereunto set my hand and official seal.

Jeffrey W. Haywood
Notary Public
My Commission Expires: 7-13-2027



9808 E. 53rd Street



RECEIPT (REC-035248-2025)
FOR CITY OF RAYTOWN

BILLING CONTACT

Better Places LLC
Brian Critchfield
4212 S Hocker Dr Suite 150
Suite 150
Independence, MO 64055
Payment Date: 09/24/2025



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZNE-000259-2025	Rezone Fee	Fee Payment	Credit Card	\$450.00
9808 E 53RD ST RAYTOWN, MO 64133				SUB TOTAL
				\$450.00
				TOTAL
				\$450.00





2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

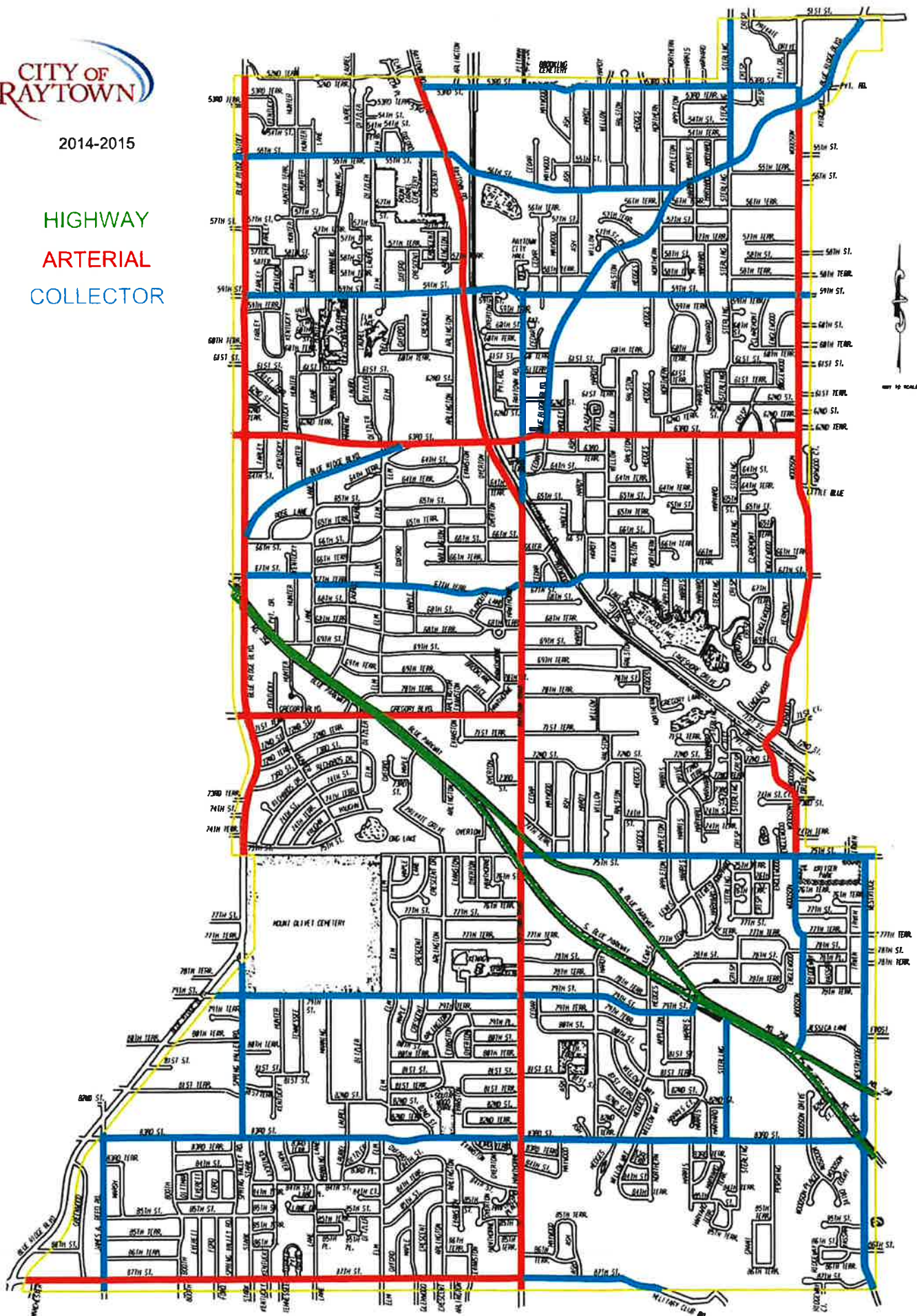
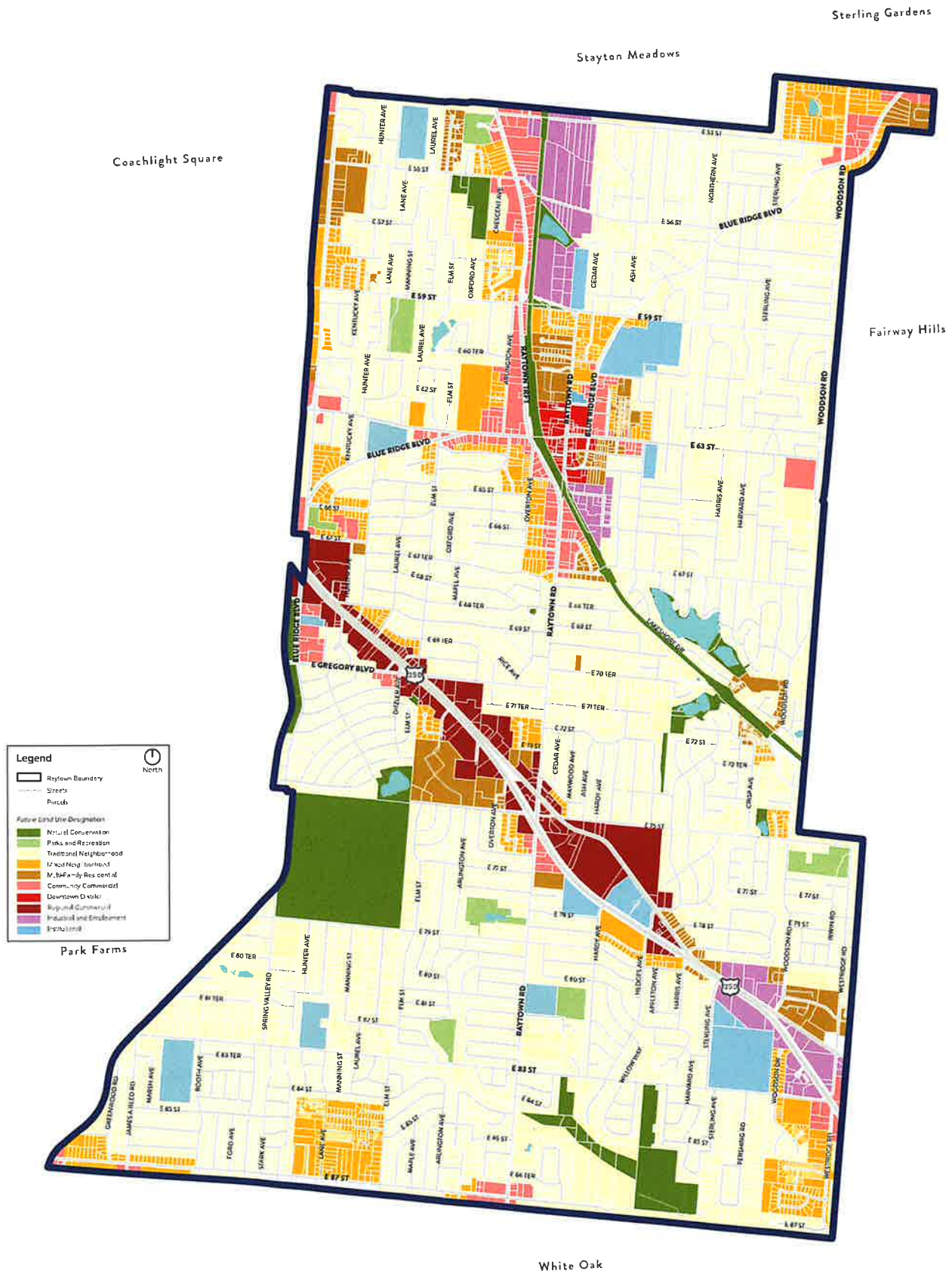


Figure 27: Future Land Use Map



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 11/24/2025

MEETING DATE: December 2, 2025

SUBMITTED BY: **DEPARTMENT:** Community Development

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6701-25, Section XIII: Public Hearing: Approval of a Rezoning from M, Industrial to R-1, Low-Density Residential for 9800 E 53rd Street.

BACKGROUND/JUSTIFICATION

9800 E. 53rd Street was constructed as a residential structure sometime in or around 1963 and was developed properly according to all building and development requirements at that time. It has continuously been used as a residential property.

When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, the property is categorized as a “nonconforming” structure. This means that it is allowed to remain, however, in the event of destruction, either by intentional, unintentional, or natural causes, it must be rebuilt according to the present-day code requirements. It may not be rebuilt as a residential home.

The property owner is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, to preserve the ability to use the property for residential purposes, and to reconstruct a single-family home in the event of destruction. In conjunction with this application, two other neighboring properties are also seeking approval of a rezoning application from M, Industrial to R-1, Low-Density Residential for the same reason.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Recommended for approval by the Planning Commission on November 6, 2025

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. ORD PZ.2025.04 - 9800 E 53rd St.RZ
2. PZ-2025-04 -9800 E. 53rd St. - Packet

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

AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF RAYTOWN FROM M, INDUSTRIAL TO R-1, LOW-DENSITY RESIDENTIAL, FILED BY PROPERTY OWNER, DANA MEURER, AFFECTING A 0.38-ACRE PARCEL OF LAND LOCATED AT 9800 E. 53RD STREET, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2025-04, was duly submitted on or about September 19, 2025, by property owner, Danae Meurer, requesting approval of an amendment to the Official Zoning Map of the City of Raytown from M, Industrial to R-1, Low-Density Residential, affecting a single 0.38-acre parcel of land located at 9800 E. 53rd Street in the City of Raytown, Jackson County, Missouri (the "Application"); and

WHEREAS, notice of the public hearing before the Planning & Zoning Commission and the Board of Aldermen was published in The Daily Record newspaper on October 8, 2025, and mailed to property owners within 185 feet on October 8, 2025, regarding the Application; and

WHEREAS, the Application was considered by the Planning Commission on November 6, 2025, 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.

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

SECTION 1 – APPROVAL OF AMENDMENT TO THE OFFICIAL ZONING MAP. Upon review of the record preserved in a public hearing before the Planning Commission, the final report and recommendation of the Commission, and the information presented before the Board of Aldermen, the Board hereby approves the Application filed by Danae Meurer, requesting approval of an amendment to the Official Zoning Map of the City of Raytown from M, Industrial to R-1, Low-Density Residential, affecting only that portion of a single 0.38-acre parcel of land located at 9800 E. 53rd Street in the City of Raytown, Jackson County, Missouri, is hereby approved.

SECTION 2 – OFFICIAL ZONING MAP HEREBY AMENDED. That only the portion of the following described property located at 9800 E. 53rd St. is hereby rezoned from M, Industrial to R-1, Low-Density Residential, and the Official Zoning Map of the City of Raytown is hereby directed to be so amended:

LOT 3, BROOKING HEIGHTS, a subdivision partially in Kansas City and partially in Raytown, and wholly in Jackson County, Missouri.

SECTION 3 – CONDITIONS OF APPROVAL. That the Application for approval of a Rezoning on property located at 9800 E. 53rd Street in the City of Raytown, Jackson County, Missouri is hereby approved, as approved by the Planning Commission.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. The City’s Official Zoning Map shall remain unaltered except to change the zoning of the property located at 9800 E. 53rd Street, from M, Industrial to R-1, Low-Density Residential.

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 2nd day of December, 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

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 #: Rezoning PZ-2025-04

Planning & Zoning Meeting Date:
Nov. 6, 2025



Board of Aldermen Date: Dec. 2, 2025, and Dec. 18, 2025

Applicant: Danae Meurer

Location: 9800 E. 53rd Street

Ward: 3

Property Owner: Danae Meurer

Project Summary: The applicant is requesting a Rezoning from M, Industrial to R-1, Low-Density Residential to bring the zoning into compliance with the use.

Staff Recommendation: Staff recommends **Approval** of the Rezoning Application.

Background Information: 9800 E. 53rd Street was constructed as a residential structure sometime in or around 1963 and was developed properly according to all building and development requirements at that time. It has continuously been used as a residential property. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, the property is categorized as a “nonconforming” structure. This means that it is allowed to remain, however, in the event of destruction, either by intentional, unintentional, or natural causes, it must be rebuilt according to the present-day code requirements. It may not be rebuilt as a residential home. The property owner is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, to preserve the ability to use the property for residential purposes, and to reconstruct a single-family home in the event of destruction.

In conjunction with this application, two other neighboring properties are also seeking approval of a rezoning application from M, Industrial to R-1, Low-Density Residential for the same reason.



Total Land Area: +/- 0.38 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **October 8, 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 owners within 185 feet of the subject property on **October 13, 2025**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **October 21, 2025**. No one attended the meeting, other than the applicant.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	(Kansas City, Missouri)	Residential (backyard of subject property)
South:	M, Industrial	Sheet Metal Works JATC Local 2
East:	M, Industrial	Residential Single-Family Home
West:	M, Industrial	Residential Single-Family Home

Street Classification: E. 53rd Street is classified as a Collector Street.

Rezoning Application Factors To Be Considered:

1. The Character of the Neighborhood:

The neighborhood is a mix of both residential and light industrial uses.

2. Zoning and current uses of nearby properties:

The area is predominately zoned M, Industrial. The city of Kansas City, Missouri is adjacent to the north. To the west are single-family homes, as well as the Rock Island Trail. Adjacent to the east is a single-family homes.

3. Suitability of Zoning for current use:

The current zoning, M, Industrial, is not suitable for its current residential use. The home was constructed prior to the use of a zoning ordinance in the City. At that time, it was expected that the area would eventually be entirely used for industrial purposes. Now, approximately 60 years later, the property owners are requesting to bring the zoning designation into compliance with the previously constructed homes and the residential use of the properties.



4. Detrimental effects to nearby properties if Rezoning is approved:

No physical changes are being proposed, therefore, there will be no detrimental effects if the rezoning application is approved.

5. The length of time the property has been vacant:

The property is not vacant.

6. Consideration of public interest:

a. Public Health:

There are no physical changes being proposed to the property. This application will not affect public health.

b. Public Safety:

There are no physical changes being proposed to the property. This application will not affect public safety.

c. Public Welfare:

There are no physical changes being proposed to the property. This application will not affect the public welfare.

7. Impacts on public services and utilities:

There are no physical changes being proposed to the property. This application will not effect the public services and utilities differently than what is currently being done today.

8. Conformance with the Comprehensive Plan:

The Comprehensive Plan Future Land Use Map designates this area as "*Industrial and Employment*." The proposed rezoning to residential does not comply with the Future Land Use Map.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
 - NONE
- **Items that are conditions of approval:**
 - NONE



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

- 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 Photo
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Application
- Receipt of Paid Taxes
- Street Classification Map
- Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **PZ-2025-04** for the subject parcel located at 9800 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.



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

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 Photo (from Google):



October 1, 2025

Re: Case No: PZ-2025-03
PZ-2025-04
PZ-2025-05

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing three (3) separate rezoning applications from M, Industrial to R-1, Low-Density Residential, for properties on E. 53rd Street in the City of Raytown, addressed as:

- 9808 E. 53rd Street
- 9800 E. 53rd Street, and
- 9704 E. 53rd Street

All three (3) properties were constructed as residential structures prior to the establishment of the Zoning Ordinance within the city and have been continuously used as such. All were developed properly according to all building and development requirements at that time. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, these three properties are categorized as “legal nonconforming” structures. This means that they are allowed to remain, however, in the event of destruction, either by intentional or natural causes, they must be rebuilt according to the present-day code requirements. They may not be rebuilt as residential homes.

For this reason, these three property owners are seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, in order to preserve the ability to use the properties for residential purposes, and to reconstruct single-family homes in the event of destruction.

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 applicants will be holding a neighborhood information meeting at Raytown City Hall at 1:00pm on Tuesday, October 21, 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 November 6, 2025**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, October 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, December 2, 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.

Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit



1 in. = 143ft.

285.5 0 142.73 285.5 Feet

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

The Daily Record

KANSAS CITY

Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 4098501, 9800 E 53rd Street, Raytown,
Missouri

State of MO

County of Jackson County

Before the undersigned Notary Public personally appeared David Blumenthal 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 10/08/2025 edition and ending with the 10/08/2025 edition for a total of 1 publications, and that the date of publications were as follows: 10/08/2025.

Publishers fee: \$82.36

By:



David Blumenthal

Sworn to me on this 9th day of
October 2025

By:



Brandon M. Crail

Notary Public, State of MO
No. 20297982

Qualified in St. Louis County
My commission expires on
March 5, 2028

Notice of Public Hearings

Affected Property: 9800 E 53rd Street,
Raytown, Missouri

Jackson County Parcel ID # 32-810-02-
41-00-0-00-000

A public hearing to consider a
Rezoning application from M, Industrial
to R-1, Low-Density Residential, filed by
the property owner, Danae Meurer, for
the property addressed as 9800 E. 53rd
Street in Raytown, Missouri, will be
held by the Raytown Planning & Zoning
Commission at 7:00pm on Thursday,
November 6, 2025.

This property was constructed
as a residential structure prior to
the establishment of the Zoning
Ordinance within the city and has
been continuously used as such.
When the City first established zoning
districts, the general area was zoned
for industrial uses. Industrial zoning
districts do not allow for residential
uses, therefore, this property is
categorized as a "legal nonconforming"
structure. In the event of destruction,
it must be rebuilt according to the
present-day code requirements. For
this reason, the applicant is seeking
the approval of a rezoning application
from M, Industrial to R-1, Low-Density
Residential, in order to preserve the
ability to reconstruct single-family
homes in the event of destruction.

The packet and agenda will be
available for view on the City of
Raytown website on Friday, October
31, 2025.

The Raytown Board of Aldermen will
also hold a public hearing to consider
this Rezoning, tentatively scheduled for
7:00pm on Tuesday, December 2, 2025.

All public hearings will take place
in the Council Chamber of Raytown



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.

4098501 Jackson Oct. 8, 2025



RZNE-000258-2025

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 #: PZ-2025-04	Rezoning
Fee Paid: \$450.00	
PC Meeting Date: 11/06/25	
B of A Meeting Date: 12/2/25 & 12/16/25	
Newspaper Notice Date: 10/20/25	
Notice Letters Date: 10/13/25	

Project Info:

Project Name:

Rezoning - 9800 E 53rd Street

Project Address:

9800 E 53rd St., Raytown MO 64133

Existing Zoning:

M - Industrial

Existing Land Use:

Residential

Proposed Zoning:

R-1 - Low Density Residential

Proposed Land Use:

Residential

Total Acreage:

.38 acres

Applicant:

Name of Applicant:

Company (If Applicable):

Danae Meurer

Address:

5829 E Caley Drive

City: Centennial

State: CO

Zip: 80111

Phone:

720-218-1204

Email:

danaemeurer@gmail.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):	
Danae Meurer			
Address:			
5829 E Caley Drive	City: Centennial	State: CO	Zip: 80111
Phone:		Email:	
720-218-1204		danaemeurer@gmail.com	
Property Owner Signature:			
X 			

Please Give a Detailed Description of the Proposal Below:

We are requesting a rezoning of our homes to R-1 from the current Industrial Zoning.



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:	

- The proposed action will be in keeping with the character of the neighborhood because:
The home are currently residential and are bordered on the north by a residential neighborhood.

- The proposed use will be consistent with the uses and zoning on nearby parcels because:
The homes to the north are residential and the whole strip of parcels to the north of 53rd are residential.

- Prior to submitting this application, the property has been vacant for:
The property is not vacant.



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:

The current use is not changing.

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

There should be no detrimental effects on nearby parcels.

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

If anything happens to our home we will not be able to rebuild.

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

No changes will be made to public facilities or utilities.

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

9. Additional comments:

Our property's legal description is as follows: BROOKING HEIGHTS S 200' LOT 3

9800 E. 53rd Street





Official Tax Payment Receipt

Receipt No.: 13830271 **Date and Time:** 12/04/2023 12:00 **Print Date:** 09/23/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-810-02-41-00-0-00-000	2023	022	\$2,468.48	\$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
COTALITY	PO BOX 9202 ,COPPELL ,TX75019	Personal Check	\$2,468.48

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-41-00-0-00-000	MEURER DANAE	9800 E 53RD ST, RAYTOWN, MO 64133	01/04/2021	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-41-00-0-00-000	2023	BOARD OF DISABLED SERVICES	19.7258
	2023	CITY - RAYTOWN	104.4696
	2023	FIRE DISTRICT - RAYTOWN	298.4216
	2023	JACKSON COUNTY	140.9458
	2023	MENTAL HEALTH	26.2552
	2023	METRO JUNIOR COLLEGE	49.0390
	2023	MID-CONTINENT LIBRARY	80.1981
	2023	RAYTOWN SCHOOL C-II	1741.1600
	2023	STATE BLIND PENSION	8.2650

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-41-00-0-00-000	BROOKING HEIGHTS	1
	S 200' LOT 3	2

*Interest, penalties and fees will be assessed on any unpaid balance amount. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.



Official Tax Payment Receipt

Receipt No.: 14406911 **Date and Time:** 12/04/2024 12:00 **Print Date:** 09/23/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-810-02-41-00-0-00-000	2024	022	\$2,485.29	\$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
COTALITY	PO BOX 9202 ,COPPELL ,TX75019	Personal Check	\$2,485.29

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-41-00-0-00-000	MEURER DANA E	9800 E 53RD ST, RAYTOWN, MO 64133	01/04/2021	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-41-00-0-00-000	2024	BOARD OF DISABLED SERVICES	20.1666
	2024	CITY - RAYTOWN	107.5829
	2024	FIRE DISTRICT - RAYTOWN	305.3923
	2024	JACKSON COUNTY	139.2931
	2024	MENTAL HEALTH	26.8337
	2024	METRO JUNIOR COLLEGE	49.7554
	2024	MID-CONTINENT LIBRARY	86.8378
	2024	RAYTOWN SCHOOL C-II	1741.1632
	2024	STATE BLIND PENSION	8.2650

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-41-00-0-00-000	BROOKING HEIGHTS	1
	S 200' LOT 3	2

*Interest, penalties and fees will be assessed on any unpaid balance amount. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

01/13/2021 3:03 PM
COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER
2021E0004168

GENERAL WARRANTY DEED

Joint Tenants

Kansas City Title, Inc. - File No. KCT-232740
103 N Main, Suite 300
Independence, MO 64050

THIS INDENTURE, made this 4th day of January, 2021, by and between **Frances A. Liebi, a single person, as GRANTOR, and Danae Meurer, a married person and William R. Troup, a married person, as GRANTEE**, whose mailing address is **9800 E 53rd Street, Raytown, MO 64133**.

also known as Danae Liane Meurer
WITNESSETH: THAT SAID GRANTOR, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged by GRANTOR, does hereby **grant, bargain and sell, convey and confirm**, unto the said GRANTEE, as joint tenants and not as tenants in common, the following described real property situated in the County of Jackson, State of Missouri to-wit:

Lot 3, BROOKING HEIGHTS, a subdivision partially in Kansas City and partially in Raytown, and wholly in Jackson County, Missouri.

Subject to all easements, restrictions and reservations, if any, now of record.

Grantor herein states and affirms that Daniel R. Liebi and Stacie G. Liebi were married continuously, never having been divorced, from the time they acquired title to the subject property herein described, until the death of Stacie G. Liebi on August 21, 2017

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said GRANTEE as joint tenants with rights of survivorship and not as tenants in common, and unto the heirs and assigns of such survivor forever, the said GRANTOR hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; except as stated above and except for all taxes and assessments, general and special, not now due and payable; and that it will warrant and defend the title of the said premises unto the said GRANTEE, as joint tenants with rights of survivorship and not as tenants in common, and unto the heirs and assigns of such survivor forever, against the lawful claims and demands of all persons whomsoever.

If two or more persons constitute either GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to read GRANTORS or GRANTEES, whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The said GRANTOR has executed this instrument the day and year first above written.

Frances A. Liebi
Frances A. Liebi

State of Missouri

County of Jackson

On this 4th day of January, 2021, before me personally appeared **Frances A. Liebi, a single person**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

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

My commission expires: 6/4/21

Melissa R. Lirley
Notary Public

When recorded return to:
Danae Meurer and William R. Troup
9800 E 53rd Street
Raytown, MO 64133

MELISSA R. LIRLEY
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires June 4, 2021
Commission # 13490190

RECEIPT (REC-035247-2025)
FOR CITY OF RAYTOWN

BILLING CONTACT
DANAE MEURER
9800 E 53RD ST
RAYTOWN, MO 64133



Payment Date: 09/24/2025

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZNE-000258-2025	Rezone Fee	Fee Payment	Credit Card	\$450.00
9800 E 53RD ST RAYTOWN, MO 64133				SUB TOTAL
				\$450.00
				TOTAL
				\$450.00





2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

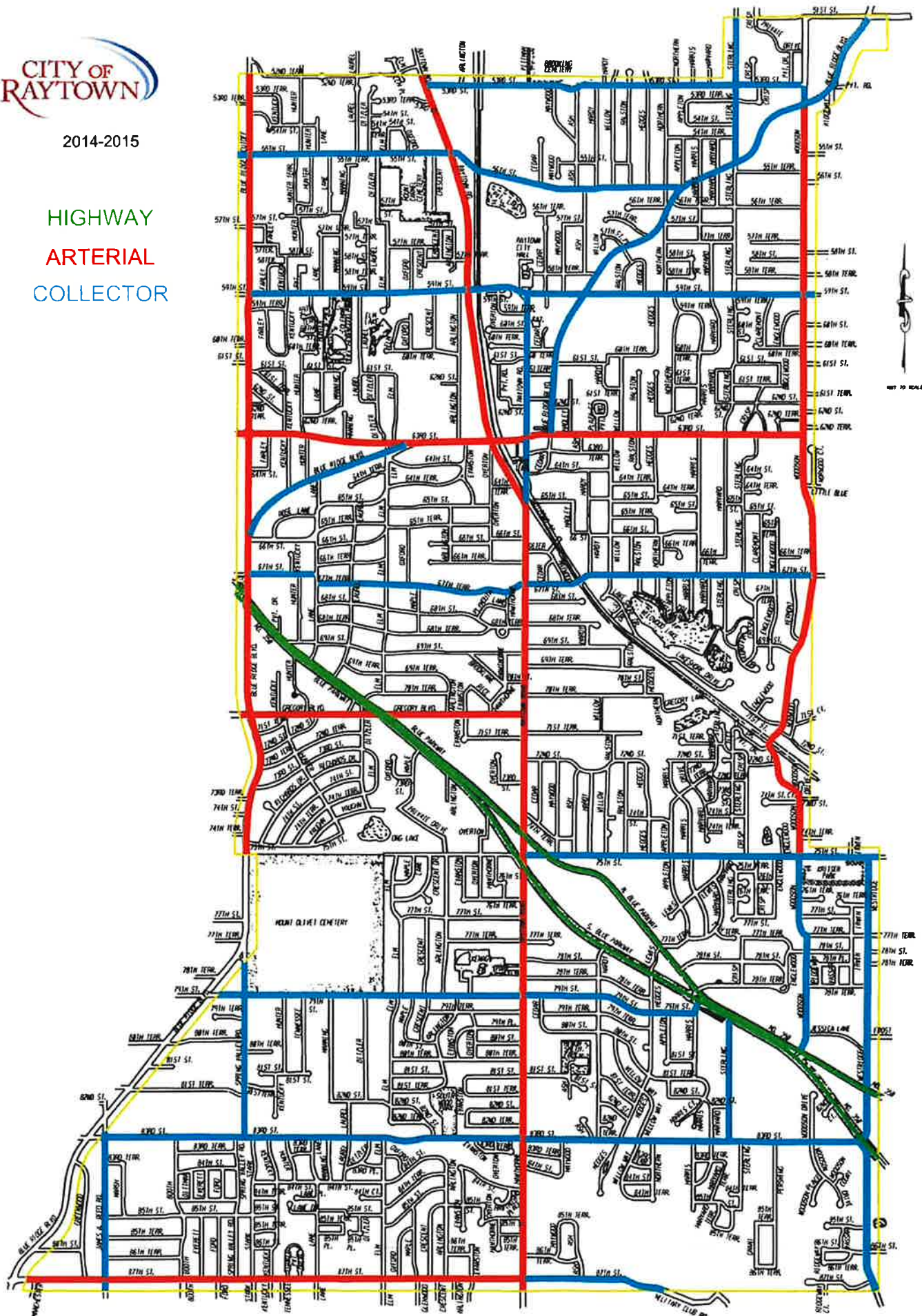
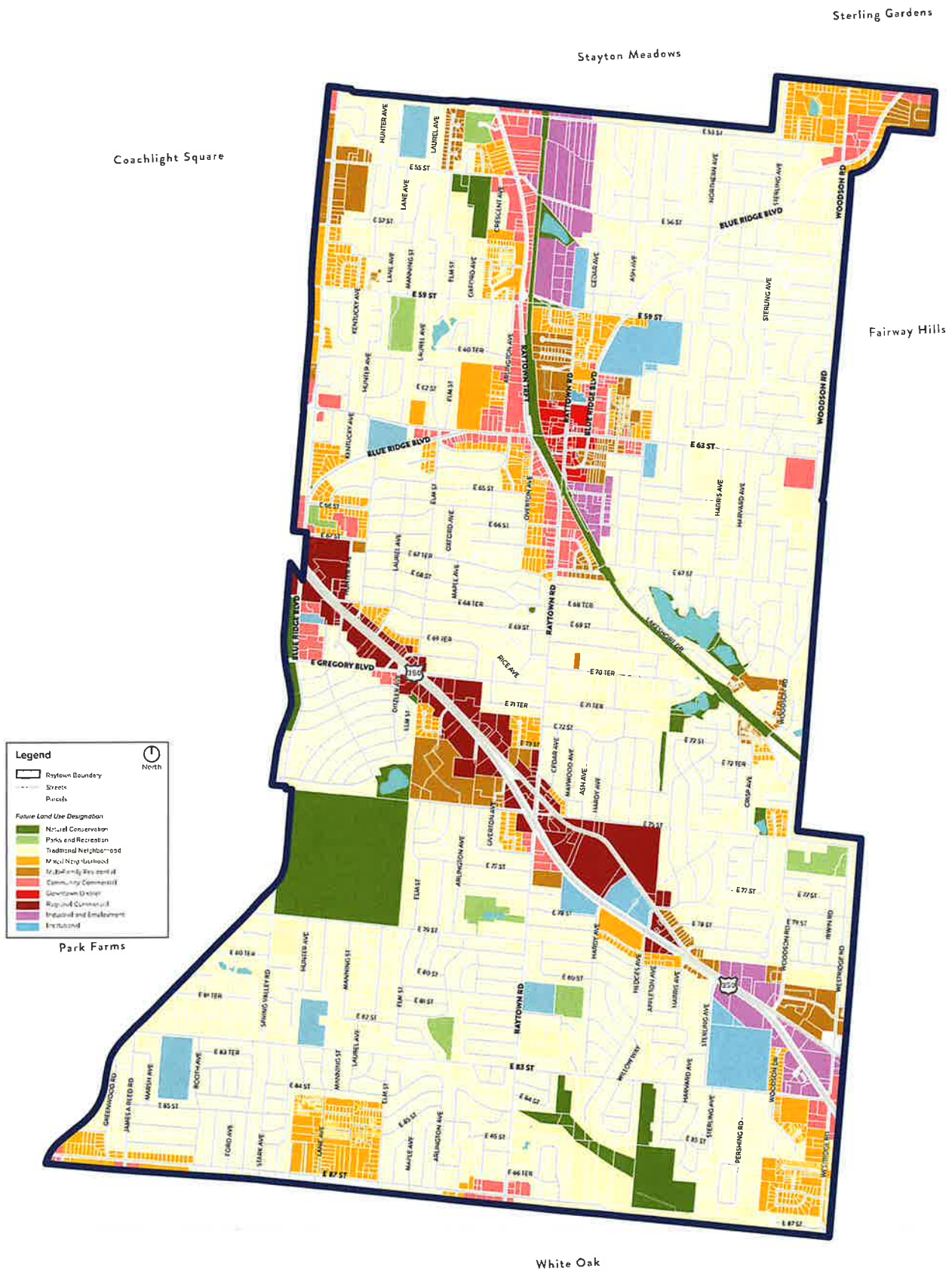


Figure 27: Future Land Use Map



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 11/24/2025

MEETING DATE: December 2, 2025

SUBMITTED BY: **DEPARTMENT:** Community Development

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6702-25, Section XIII: Public Hearing: Approval of a Rezoning from M, Industrial to R-1, Low-Density Residential for 9704 E. 53rd Street

BACKGROUND/JUSTIFICATION

9704 E. 53rd Street was constructed as a residential structure sometime in or around 1964 and was developed properly according to all building and development requirements at that time. It has continuously been used as a residential property.

When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, the property is categorized as a “nonconforming” structure. This means that it is allowed to remain, however, in the event of destruction, either by intentional, unintentional, or natural causes, it must be rebuilt according to the present-day code requirements. It may not be rebuilt as a residential home.

The property owner is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, to preserve the ability to use the property for residential purposes, and to reconstruct a single-family home in the event of destruction. In conjunction with this application, two other neighboring properties are also seeking approval of a rezoning application from M, Industrial to R-1, Low-Density Residential for the same reason.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Recommended for approval by the Planning Commission on November 6, 2025

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. ORD PZ.2025.05 - 9704 E 53rd St.RZ
2. PZ-2025-05 - 9704 E. 53rd St. - Packet

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

AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF RAYTOWN FROM M, INDUSTRIAL TO R-1, LOW-DENSITY RESIDENTIAL, FILED BY PROPERTY OWNER, TOM BALLIEU II, AFFECTING A 0.38-ACRE PARCEL OF LAND LOCATED AT 9704 E. 53RD STREET, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2025-05, was duly submitted on or about September 19, 2025, by property owner, Tom Ballieu II, requesting approval of an amendment to the Official Zoning Map of the City of Raytown from M, Industrial to R-1, Low-Density Residential, affecting a single 0.38-acre parcel of land located at 9704 E. 53rd Street in the City of Raytown, Jackson County, Missouri (the "Application"); and

WHEREAS, notice of the public hearing before the Planning & Zoning Commission and the Board of Aldermen was published in The Daily Record newspaper on October 8, 2025, and mailed to property owners within 185 feet on October 8, 2025, regarding the Application; and

WHEREAS, the Application was considered by the Planning Commission on November 6, 2025, 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.

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

SECTION 1 – APPROVAL OF AMENDMENT TO THE OFFICIAL ZONING MAP. Upon review of the record preserved in a public hearing before the Planning Commission, the final report and recommendation of the Commission, and the information presented before the Board of Aldermen, the Board hereby approves the Application filed by Tom Ballieu II, requesting approval of an amendment to the Official Zoning Map of the City of Raytown from M, Industrial to R-1, Low-Density Residential, affecting only that portion of a single 0.38-acre parcel of land located at 9704 E. 53rd Street in the City of Raytown, Jackson County, Missouri, is hereby approved.

SECTION 2 – OFFICIAL ZONING MAP HEREBY AMENDED. That only the portion of the following described property located at 9704 E. 53rd St. in the City of Raytown is hereby rezoned from M, Industrial to R-1, Low-Density Residential, and the Official Zoning Map of the City of Raytown is hereby directed to be so amended:

LOT 4, excluding the south 200 feet of Brooking Heights, a subdivision in Jackson County, Missouri and Woods City View Beginning 880 feet West and 908 feet South of the Northeast Corner of the Northeast Quarter (NE ¼) of Section Thirty-Two (32), Township Forty-nine (49), Range Thirty-two (32) said point being on the Northwest Corner of Lot Five (5) Brooking Heights Subdivision, thence East 185 feet, thence North thirty (30) feet, thence West Fifty (50) feet, thence South five (5) feet, thence West 135 feet, thence South Twenty-five (25) feet to the point of beginning, all in Jackson County, Missouri.

SECTION 3 – CONDITIONS OF APPROVAL. That the Application for approval of a Rezoning on property located at 9704 E. 53rd Street in the City of Raytown, Jackson County, Missouri is hereby approved, as approved by the Planning Commission.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. The City's Official Zoning Map shall remain unaltered except to change the zoning of the property located at 9704 E. 53rd Street, from M, Industrial to R-1, Low-Density Residential.

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 2nd day of December, 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

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 #: Rezoning PZ-2025-05

Planning & Zoning Meeting Date:
Nov. 6, 2025



Board of Aldermen Date: Dec. 2, 2025, and Dec. 18, 2025

Applicant: Tom Ballieu II

Location: 9704 E. 53rd Street

Ward: 3

Property Owner: Tom Ballieu

Project Summary: The applicant is requesting the approval of a Rezoning from M, Industrial to R-1, Low-Density Residential to bring the zoning into compliance with the use.

Staff Recommendation: Staff recommends **Approval** of the Rezoning Application.

Background Information: 9704 E. 53rd Street was constructed as a residential structure sometime in or around 1964 and was developed properly according to all building and development requirements at that time. It has continuously been used as a residential property. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, the property is categorized as a “nonconforming” structure. This means that it is allowed to remain, however, in the event of destruction, either by intentional, unintentional, or natural causes, it must be rebuilt according to the present-day code requirements. It may not be rebuilt as a residential home. The property owner is seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, to preserve the ability to use the property for residential purposes, and to reconstruct a single-family home in the event of destruction.

In conjunction with this application, two other neighboring properties are also seeking approval of a rezoning application from M, Industrial to R-1, Low-Density Residential for the same reason.



Total Land Area: +/- 0.38 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **October 8, 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 owners within 185 feet of the subject property on **October 13, 2025**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **October 21, 2025**. No one attended the meeting, other than the applicant.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	(Kansas City, Missouri)	Residential (backyard of subject property)
South:	M, Industrial	Sheet Metal Works JATC Local 2
East:	M, Industrial	Residential Single-Family Home
West:	N, Conservation	The Rock Island Trail

Street Classification: E. 53rd Street is classified as a Collector Street.

Rezoning Application Factors To Be Considered:

1. The Character of the Neighborhood:

The neighborhood is a mix of both residential and light industrial uses.

2. Zoning and current uses of nearby properties:

The area is predominately zoned M, Industrial. The city of Kansas City, Missouri is adjacent to the north. To the west is the Rock Island Trail. Adjacent to the east is a single-family home.

3. Suitability of Zoning for current use:

The current zoning, M, Industrial, is not suitable for its current residential use. The home was constructed prior to the use of a zoning ordinance in the City. At that time, it was expected that the area would eventually be entirely used for industrial purposes. Now, approximately 60 years later, the property owners are requesting to bring the zoning designation into compliance with the previously constructed homes and the residential use of the properties.



4. Detrimental effects to nearby properties if Rezoning is approved:

No physical changes are being proposed, therefore, there will be no detrimental effects if the rezoning application is approved.

5. The length of time the property has been vacant:

The property is not vacant.

6. Consideration of public interest:

a. Public Health:

There are no physical changes being proposed to the property. This application will not affect public health.

b. Public Safety:

There are no physical changes being proposed to the property. This application will not affect public safety.

c. Public Welfare:

There are no physical changes being proposed to the property. This application will not affect the public welfare.

7. Impacts on public services and utilities:

There are no physical changes being proposed to the property. This application will not effect the public services and utilities differently than what is currently being done today.

8. Conformance with the Comprehensive Plan:

The Comprehensive Plan Future Land Use Map designates this area as "*Industrial and Employment*." The proposed rezoning to residential does not comply with the Future Land Use Map.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
 - NONE
- **Items that are conditions of approval:**
 - NONE



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

- **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 Photo
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Application
- Receipt of Paid Taxes
- Street Classification Map
- Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **PZ-2025-05** for the subject parcel located at 9704 E. 53rd Street from M, Industrial to R-1, Low-Density Residential.



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

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 Photo (from Google):



October 1, 2025

Re: Case No: PZ-2025-03
PZ-2025-04
PZ-2025-05

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing three (3) separate rezoning applications from M, Industrial to R-1, Low-Density Residential, for properties on E. 53rd Street in the City of Raytown, addressed as:

- 9808 E. 53rd Street
- 9800 E. 53rd Street, and
- 9704 E. 53rd Street

All three (3) properties were constructed as residential structures prior to the establishment of the Zoning Ordinance within the city and have been continuously used as such. All were developed properly according to all building and development requirements at that time. When the City first established zoning districts in the year 1972, the general area was zoned for industrial uses. Industrial zoning districts do not allow for residential uses, therefore, these three properties are categorized as “legal nonconforming” structures. This means that they are allowed to remain, however, in the event of destruction, either by intentional or natural causes, they must be rebuilt according to the present-day code requirements. They may not be rebuilt as residential homes.

For this reason, these three property owners are seeking the approval of a rezoning application from M, Industrial to R-1, Low-Density Residential, in order to preserve the ability to use the properties for residential purposes, and to reconstruct single-family homes in the event of destruction.

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 applicants will be holding a neighborhood information meeting at Raytown City Hall at 1:00pm on Tuesday, October 21, 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 November 6, 2025**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, October 31, 2025**.

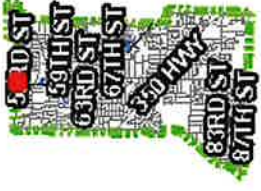
The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, December 2, 2025**.

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.

Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit



1 in. = 143ft.



285.5 0 142.73 285.5 Feet

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

The Daily Record

KANSAS CITY

Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 4098502, 9704 E 53rd Street, Raytown,
Missouri

State of MO

County of Jackson County

Before the undersigned Notary Public personally appeared David Blumenthal 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 10/08/2025 edition and ending with the 10/08/2025 edition for a total of 1 publications, and that the date of publications were as follows: 10/08/2025.

Publishers fee: \$82.36

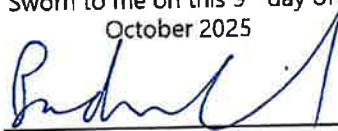
By:



David Blumenthal

Sworn to me on this 9th day of
October 2025

By:



Brandon M. Crail

Notary Public, State of MO
No. 20297982

Qualified in St. Louis County
My commission expires on
March 5, 2028

Notice of Public Hearings

Affected Property: 9704 E 53rd Street,
Raytown, Missouri

Jackson County Parcel ID # 32-810-02-
39-00-0-00-000

A public hearing to consider a
Rezoning application from M, Industrial
to R-1, Low-Density Residential, filed by
the property owner, Tom Ballieu II, for
the property addressed as 9704 E. 53rd
Street in Raytown, Missouri, will be
held by the Raytown Planning & Zoning
Commission at 7:00pm on Thursday,
November 6, 2025.

This property was constructed
as a residential structure prior to
the establishment of the Zoning
Ordinance within the city and has
been continuously used as such.
When the City first established zoning
districts, the general area was zoned
for industrial uses. Industrial zoning
districts do not allow for residential
uses, therefore, this property is
categorized as a "legal nonconforming"
structure. In the event of destruction,
it must be rebuilt according to the
present-day code requirements. For
this reason, the applicant is seeking
the approval of a rezoning application
from M, Industrial to R-1, Low-Density
Residential, in order to preserve the
ability to reconstruct single-family
homes in the event of destruction.

The packet and agenda will be
available for view on the City of
Raytown website on Friday, October
31, 2025.

The Raytown Board of Aldermen will
also hold a public hearing to consider
this Rezoning, tentatively scheduled for
7:00pm on Tuesday, December 2, 2025.

All public hearings will take place
in the Council Chamber at Raytown



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.

4098502 Jackson Oct. 8, 2025

RZNE-000257-2025



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 #: PZ-2025-05	Rezoning
Fee Paid: \$450.00	
PC Meeting Date: 11/06/25	
B of A Meeting Date: 12/02/25 & 12/16/25	
Newspaper Notice Date: 10/20/25	
Notice Letters Date: 10/13/25	

Project Info:	
Project Name: E. 53 rd Street- Rezoning	
Project Address: 9704 E 53 rd St Raytown MO 64133	
Existing Zoning: Industrial	Existing Land Use: Low Density residential
Proposed Zoning: R-1	Proposed Land Use: R-1 Low Density residential
Total Acreage: 0.38 Acres	

Applicant:	
Name of Applicant: Tom Ballieu II	Company (If Applicable):
Address: 9704 E 53 rd St City: Raytown State: MO Zip: 64133	
Phone: 816-809-7282	Email: Ballieuhvac@gmail.com
Applicant Signature: x [Signature]	

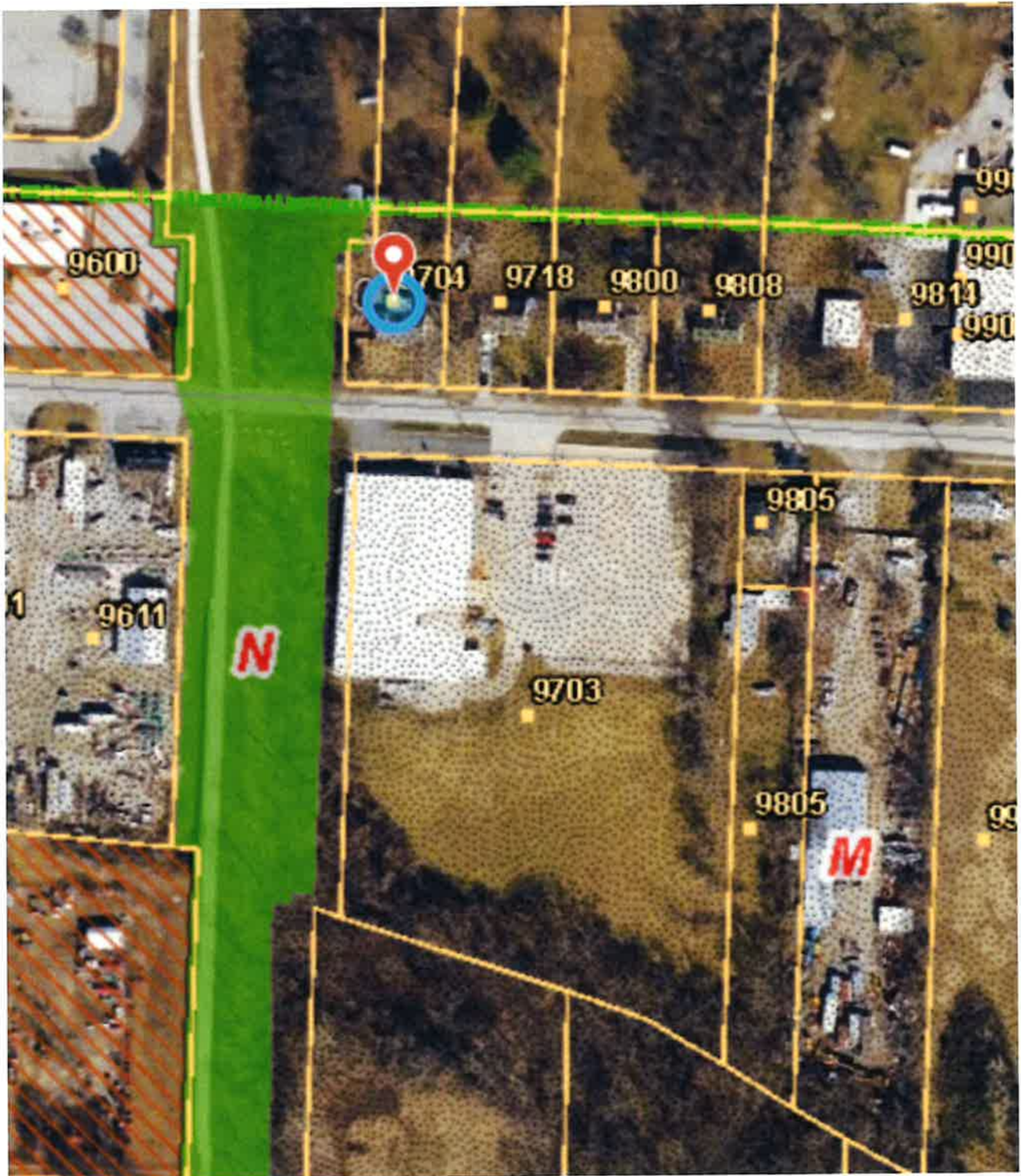


Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

Property Owner:	
Name of Owner:	Company (If Applicable):
Tom & Betsy Bellia	
Address:	
1704 E 53 rd St	City: Raytown State: MO Zip: 64133
Phone:	Email:
816-809-17282	
Property Owner Signature:	
x [Signature]	

Please Give a Detailed Description of the Proposal Below:

9704 E. 53rd Street





Official Tax Payment Receipt

Receipt No.: 14063531 **Date and Time:** 12/29/2023 12:00 **Print Date:** 09/23/2025
Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-810-02-39-00-0-00-000	2023	022	\$2,270.64	\$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
BALLIEU BETSY W & THOMAS II	9704 E 53RD ST ,KANSAS CITY ,MO64133	Personal Check	\$2,270.64

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-39-00-0-00-000	BALLIEU BETSY W & THOMAS II	9704 E 53RD ST, KANSAS CITY, MO 64133	05/18/2015	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-39-00-0-00-000	2023	BOARD OF DISABLED SERVICES	18.1448
	2023	CITY - RAYTOWN	96.0967
	2023	FIRE DISTRICT - RAYTOWN	274.5042
	2023	JACKSON COUNTY	129.6495
	2023	MENTAL HEALTH	24.1509
	2023	METRO JUNIOR COLLEGE	45.1087
	2023	MID-CONTINENT LIBRARY	73.7705
	2023	RAYTOWN SCHOOL C-II	1601.6121
	2023	STATE BLIND PENSION	7.6026

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-39-00-0-00-000	BROOKING HEIGHTS	1
	S 200' OF LOT 5	2

*Interest, penalties and fees will be assessed on any unpaid balance amount. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.



Official Tax Payment Receipt

Receipt No.: 14655289 **Date and Time:** 01/02/2025 12:00 **Print Date:** 09/23/2025
Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-810-02-39-00-0-00-000	2024	022	\$2,286.10	\$0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
BALLIEU BETSY W & THOMAS II	9704 E 53RD ST ,KANSAS CITY ,MO64133	Personal Check	\$2,286.10

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-810-02-39-00-0-00-000	BALLIEU BETSY W & THOMAS II	9704 E 53RD ST, KANSAS CITY, MO 64133	05/18/2015	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
32-810-02-39-00-0-00-000	2024	BOARD OF DISABLED SERVICES	18.5503
	2024	CITY - RAYTOWN	98.9604
	2024	FIRE DISTRICT - RAYTOWN	280.9158
	2024	JACKSON COUNTY	128.1290
	2024	MENTAL HEALTH	24.6831
	2024	METRO JUNIOR COLLEGE	45.7676
	2024	MID-CONTINENT LIBRARY	79.8779
	2024	RAYTOWN SCHOOL C-II	1601.6131
	2024	STATE BLIND PENSION	7.6026

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-810-02-39-00-0-00-000	BROOKING HEIGHTS	1
	S 200' OF LOT 5	2

*Interest, penalties and fees will be assessed on any unpaid balance amount. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
05/22/2015 01:58:07 PM
INSTRUMENT TYPE WD FEE \$24 00 2 PGS



Title of the Document Warranty Deed

Date of the Document May 18, 2015

All grantors' names Alice K Scheil

All grantees' names Thomas Ballieu II and Betsy W Ballieu

Statutory Address 5260 Overton Ave , Kansas City, MO 64133

Mailing Address of Grantees 9704 E 53rd St , Raytown, MO 64133

Legal Description Lot 4 excluding the south 200 feet of Brooking Heights, a subdivision in Jackson County, Missouri and Woods City View Beginning 880 feet West and 908 feet South of the Northeast Corner of the Northeast Quarter (NE 1/4) of Section Thirty-Two (32), Township Forty-nine (49), Range Thirty-two (32), said point being on the Northwest Corner of Lot Five (5) Brooking Heights Subdivision, thence East 185 feet, thence North thirty (30) feet, thence West Fifty (50) feet, thence South five (5) feet, thence West 135 feet, thence South Twenty-five (25) feet to the point of beginning, all in Jackson County Missouri

MISSOURI WARRANTY DEED

This Indenture, made on the 18th day of May, 2015 and between Alice K Scheil, a single woman, of the County of Jackson, State of Missouri, party of the first part, and Thomas Ballieu II and Betsy W Ballieu, husband and wife, of the County of Jackson, State of Missouri, parties of the second part

(Mailing address of said first named grantee is 9704 E 53rd St , Raytown, MO 64133)

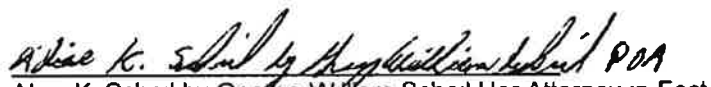
WITNESSETH THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS to her paid by said parties of the second part (the receipt of which is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said parties of the second part as tenants by the entirety their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to-wit

Lot 4 excluding the south 200 feet of Brooking Heights a subdivision in Jackson County, Missouri and Woods City View Beginning 880 feet West and 908 feet South of the Northeast Corner of the Northeast Quarter (NE 1/4) of Section Thirty-Two (32), Township Forty-nine (49), Range Thirty-two (32), said point being on the Northwest Corner of Lot Five (5) Brooking Heights Subdivision, thence East 185 feet, thence North thirty (30) feet, thence West Fifty (50) feet, thence South five (5) feet, thence West 135 feet, thence South Twenty-five (25) feet to the point of beginning, all in Jackson County Missouri

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said parties of the second part and unto their heirs and assigns forever, the said party of the first part hereby covenanting, that she is lawfully seized of an indefeasible estate in fee of the premises herein conveyed, that she has good right to convey the same, that the said premises are free and clear from any incumbrance done or suffered by her or those under whom she claims, and that she will warrant and defend the title to the said premises unto the said parties of the second part and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever

Alice K Scheil, the Grantor herein, is the widow of George L Scheil, who died June 10, 2010 in Jackson County Missouri, that she and said George L Scheil, remained continuously married, never having been divorced from the date they acquired title to the above-described premises to the date of his death

IN WITNESS WHEREOF, the said party of first part has hereunto set her hand and seal the day and year above written

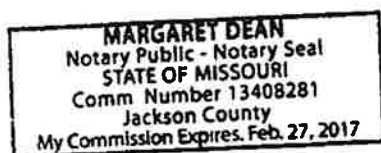

Alice K Scheil by George William Scheil Her Attorney-in-Fact

In the State of Missouri, County of Jackson, on this 18th day of May, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared George William Scheil as agent under a Power of Attorney dated October 27, 2004 and to me known to be the person described in and who executed the foregoing instrument on behalf of Alice K Scheil, and acknowledged that the document was executed in the capacity stated and for a purpose set forth in the power of attorney and he executed the same as his free act and deed, and the said Alice K Scheil is unmarried

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written


Notary Public
Print Name Margaret E Dean

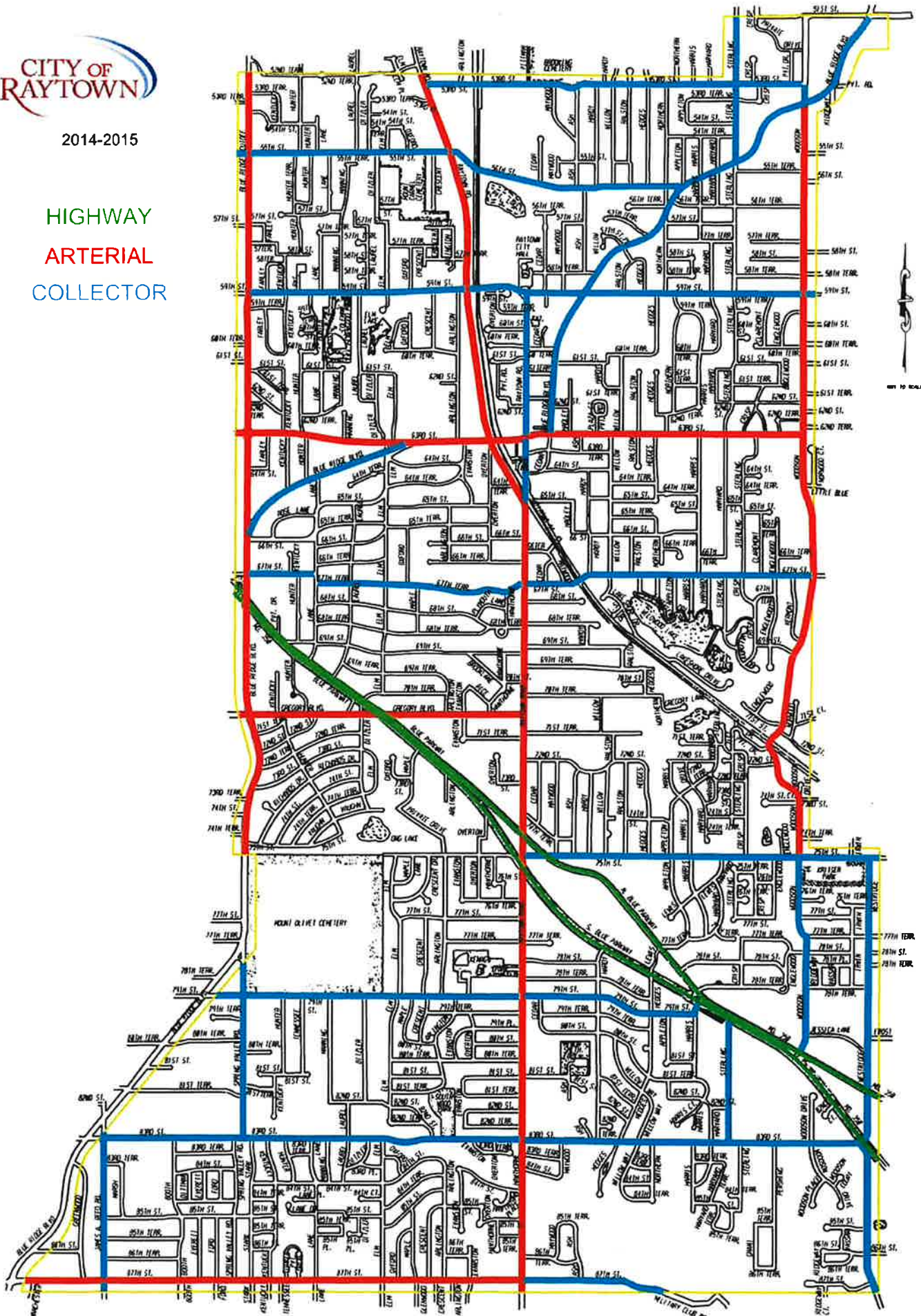
My Term Expires _____,





2014-2015

HIGHWAY
ARTERIAL
COLLECTOR



56 | Raytown, Missouri

