CITY OF RAYTOWN

PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
May 21, 2026
6:00 pm

1. **Welcome by Chairperson**

2. **Call meeting to order and Roll Call**

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

3. **Approval of Minutes – May 7, 2026, Regular Meeting Minutes**
   a) Revisions
   b) Motion
   c) Second
   d) Additional Board Discussion
   e) Vote

4. **Introduction of new Planning & Zoning Coordinator, Benjamin Robinson**

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

6. **Old Business:** None

7. **New Business:**
   A. Case No.: PZ-2026-07
   Applicant: Elliott Reed, Cochran Engineering
   Reason: Request for the approval of a Conditional Use Permit for *"Vehicle Repair, Limited,"* to be located at 10000 E. 350 Hwy.
      1. Introduction of Application by Chair
      2. Explanation of any ex parte' communication from Commission members regarding the application.
      3. Open the Public Hearing.
      4. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
      5. Enter Relevant City Exhibits into the Record:

a. Staff Report
b. Application Supporting Documents and PowerPoint Presentation.

6. Introduction of Application and Power Point by Staff
7. Presentation of Application by Applicant
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Close the Public Hearing
12. Commission Decision to Approve, Conditionally Approve or Deny the Application
    a. Motion
    b. Second
    c. Additional Board Discussion
    d. Vote

B. Case No.: PZ-2026-09

Applicant: City of Raytown

Reason: Requesting text amendment for Section 50 Article XII of the City of Raytown Municipal Code.

1. Introduction of Application by Chair
2. Explanation of any ex parte' communication from Commission members regarding the application.
3. Open the Public Hearing
4. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
5. Enter Relevant City Exhibits into the Record:
    i. Staff Report
    ii. Application Supporting Documents and PowerPoint Presentation.
6. Introduction of Application and Power Point by Staff
7. Presentation of Application by Applicant
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Close the Public Hearing
12. Commission Decision to Approve, Conditionally Approve or Deny the Application
    a. Motion
    b. Second
    c. Additional Board Discussion
    d. Vote

C. Case No.: PZ-2026-06

Applicant: City of Raytown

Reason: Requesting general text amendments to Chapter 50 – Zoning of the City of Raytown Municipal Code.

1. Introduction of Application by Chair
2. Explanation of any ex parte' communication from Commission members regarding the application.
3. Open the Public Hearing
4. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
5. Enter Relevant City Exhibits into the Record:
    a. Staff Report
    b. Application Supporting Documents and PowerPoint Presentation.
6. Introduction of Application and Power Point by Staff
7. Presentation of Application by Applicant
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Close the Public Hearing
12. Commission Decision to Approve, Conditionally Approve or Deny the Application
    a. Motion
    b. Second
    c. Additional Board Discussion
    d. Vote

D. Case No.: PZ-2026-01
Applicant: Fred Ross, Contractors Commercial Equipment Company
Reason: Requesting the approval of a Conditional Use Permit for *"Vehicle Sales, New and Used"* and *"Vehicle and Equipment Rental."*

This case has been placed on hold.

8. Other Business:

- Chamber of Commerce Membership Luncheon – Wednesday, May 27, 2026, 11:00am-1:00pm at the Raytown Wellness Center. Aly Breeze will be speaking on the topic of Emergency Preparedness.
- Chamber of Commerce Mix & Mingle – Thursday, May 28, 2026 at 4:30pm at the Raytown Historic Society

9. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, July 2, 2026, at 6:00 PM.

10. Adjourn

CITY OF RAYTOWN

PLANNING & ZONING COMMISSION

REGULAR MEETING

MINUTES

May 7, 2026
6:00 pm
Council Meeting Chambers

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

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

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

3. **Approval of Minutes: Minutes** of April 2, 2026, Regular Meeting were approved 8-0 upon motion by Mr. Frazier and a second by Mr. Myers.

4. **Public Discussion:** None.

5. **Old Business:** None.

6. **New Business:**

A. Case No.: PZ-2026-04
Applicant: City of Raytown
Reason: Text Amendment for Chapter 50 relating to *"Accessory Residential Use."*

1. **Introduction of Application by Chair.**

   Mr. Meyers introduced the application.

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

   Commissioners reported no ex parte' communication.

3. **Enter Relevant City Exhibits into the Record:**

   Ms. Kelly entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

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

   All those who planned to speak were sworn in.

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5. **Introduction of Application and Power Point Staff**
   Ms. Kelly presented the case and gave the background for the request.

6. **Commission Discussion.**

   Mr. Thurman asked if this would allow for space to be rented above a warehouse or commercial building. Ms. Kelly responded that, as long as it was an accessory use and not the primary, then yes. Mr. Myers asked if the Conditional Use Permit would run with the land or the applicant. Ms. Kolisch responded that it would run with the property owner.

7. **Request for Public Comment by Chairman**

   No one requested to comment.

8. **The public hearing was opened, then closed.**

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

   The Commission voted to approve the application on a motion by Ms. Emerson and a second by Ms. Stock.

VOTE: Motion passed unanimously.

B. Case No.: PZ-2026-05
Applicant: The Paul Chaney Memorial Foundation.
Reason: The approval of a Conditional Use Permit for "Animal Care" and "Accessory Residential Use.

10. **Introduction of Application by Chair.**

    Mr. Meyers introduced the application.

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

    Commissioners reported no ex parte' communication.

12. **Enter Relevant City Exhibits into the Record:**

    Ms. Kelly entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

13. **Introduction of Application and Power Point Staff**

    Ms. Kelly presented the case and gave the background for the request.

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

    All those who planned to speak were sworn in.

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15. **Applicant presentation of the request.**

Micelle Lascon with KC Paws gave an overview of the work KC Paws does in the community and expressed the desire to be in Raytown. Jeff Chaney, of the Paul Chaney Foundation, shared their role in this project.

16. **Questions for the applicants.**

Mr. Frazier asked how many dogs were expected to be there and the hours that dogs would be outside. Ms. Lascon responded they anticipate about 30 dogs and they would be outside intermittently between the hours of 8:00am and 7:30pm.

Mr. Meyers asked if anyone attended the neighborhood meeting. They responded that no, no one had attended. Mr. Meyers asked about the previous building tenants and fire. Mr. Chris Payne responded that there was a fire in the apartment above, not related to the previous business. Ms. Emerson stated that she is pleased to know that this new facility will be an asset to our own City of Raytown Animal Services.

Mr. Jean-Paul asked why they chose Raytown. Ms. Lascon said that the facility really fit their needs and elaborated more on the care they feel they can give the dogs. Mr. Jean-Paul how this new business will fit into the Comprehensive Plan. Ms. Kelly responded that the Future Land Use Map in the Comprehensive Plan designates this property as *"Community Commercial"* and that this land use fits into this designation.

17. **Additional Comments from Staff:**

Ms. Kelly noted that she had accidentally duplicated the first condition and therefore requested that the conditions be amended to remove Condition #2. Ms. Kolisch recommended that they move to approve with Conditions 1, 3, and 4.

18. **Commission Decision to Approve, Conditionally Approve, or Deny the Application.**

The Commission voted to approve the application.

VOTE: Motion passed unanimously.

B. Case No.: PZ-2026-01
Applicant: Fred Ross, Contractors Commercial Equipment Company
Reason: Requesting the approval of a Conditional Use Permit for "*Vehicle Sales, New and Used*" and *"Vehicle and Equipment Rental."*

Ms. Kelly stated that she would be reaching out to this applicant soon.

19. **Other Business:**

Mr. Thurman reminded everyone about the first Raytown Live event of the year. Ms. Kelly reminded everyone of the upcoming Raytown Main Street Piccadilly event, the Chamber of

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Commerce A.M. Connections event, the Chamber of Commerce Monthly Luncheon on May 27th, and the Chamber of Commerce Mix & Mingle event on May 28th.

20. **Set Future Meeting Date –** The next Regular Planning Commission Meeting is scheduled for Thursday, May 21, 2026, at 6:00 PM.

21. **Adjourn.** The meeting was adjourned at 6:46 PM.

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

Staff Report



To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Conditional Use Permit PZ-2026-07

Planning & Zoning Meeting Date: May 21, 2026

Board of Aldermen Date: June 16, 2026

Applicant: Elliott Reed | Cochran Engineering

Location: 10000 E. 350 Hwy

Ward: 4

Property Owner: FJM Distributing Company LP

Project Summary: The applicant is requesting the approval of a Conditional Use Permit for *"Vehicle Repair, Limited,"* to be located at 10000 E. 350 Hwy.

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

Background Information: The applicant is proposing to develop a new Dobbs Tire & Auto *"Vehicle Repair, Limited"* facility. The proposed development will have eight (8) auto bays.

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

Total Land Area: 1.208 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **April 29, 2026**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **Friday, April 24, 2026.** A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **Monday, May 4, 2026**. No one other than the applicant attended this meeting.

Adjacent Properties:

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

	Zoning:	Current Land Use:
North:	HC/350, Highway Commercial / 350 Highway Corridor Overlay	Commercial Business, Tidal Car Wash
South:	Public Right-of-Way	350 Highway and Raytown Rd.
East:	HC/350, Highway Commercial / 350 Highway Corridor Overlay	Commercial Business, Dutch Bros
West:	Public Right-of-Way	350 Highway and Raytown Rd.

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

Vehicular and Pedestrian Access: Vehicular access will be provided via the existing drive aisles adjacent to 350 Highway to the south, and 75th Street on the north. A five-foot (5') ADA-compliant sidewalk is required to be constructed to the south of the subject property, connecting to the existing sidewalk to the west and the vehicle drive aisle adjacent to southbound 350 Highway.

Conditional Use Permit Factors to Be Considered:

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

   Vehicle repair facilities are an allowed use in the HC, Highway Commercial, zoning district.

2. **The conservation of property values.**

   New construction will help to uphold and increase existing property values.

3. **Protection against fire casualties.**

   The site will be developed according to all building and fire code requirements.

4. **Observation of general police regulations.**

   The proposed development and business will not be opposed to general police regulations.

5. **Prevention of traffic congestion.**

   If developed as designed, the site will be able to manage anticipated traffic and will not stack outside of the property lines.

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

As previously mentioned, if developed as designed, the site will be able to manage anticipated traffic and will not stack outside of the property lines. The proposed development includes ample vehicle parking.

7. **Promotion of the safety of individuals and property.**

   The site will be well lit and is expected to be safe for individuals and property.

8. **Provisions for adequate light and air.**

   The site will have adequate light and air.

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

   The proposed development will not cause overcrowding or intensity of land uses.

10. **Provision for public utilities and schools.**

    The subject property has adequate utilities to serve the proposed development and will not affect schools, other than increasing property values and generating tax revenue.

11. **Invasion by inappropriate uses.**

    The proposed use is not an inappropriate use.

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

    The land is currently home to a vacant restaurant building. The proposed development is an improvement over a vacant structure.

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

    The Future Land Use Map designates this area for “Regional Commercial.” This development aligns with this future land use designation.

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

    Proposed development will align with proper renewal, development, and growth.

PUBLIC WORKS:

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

Community Development Department
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10000 E 59th Street ● Raytown, MO 64133
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- **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:

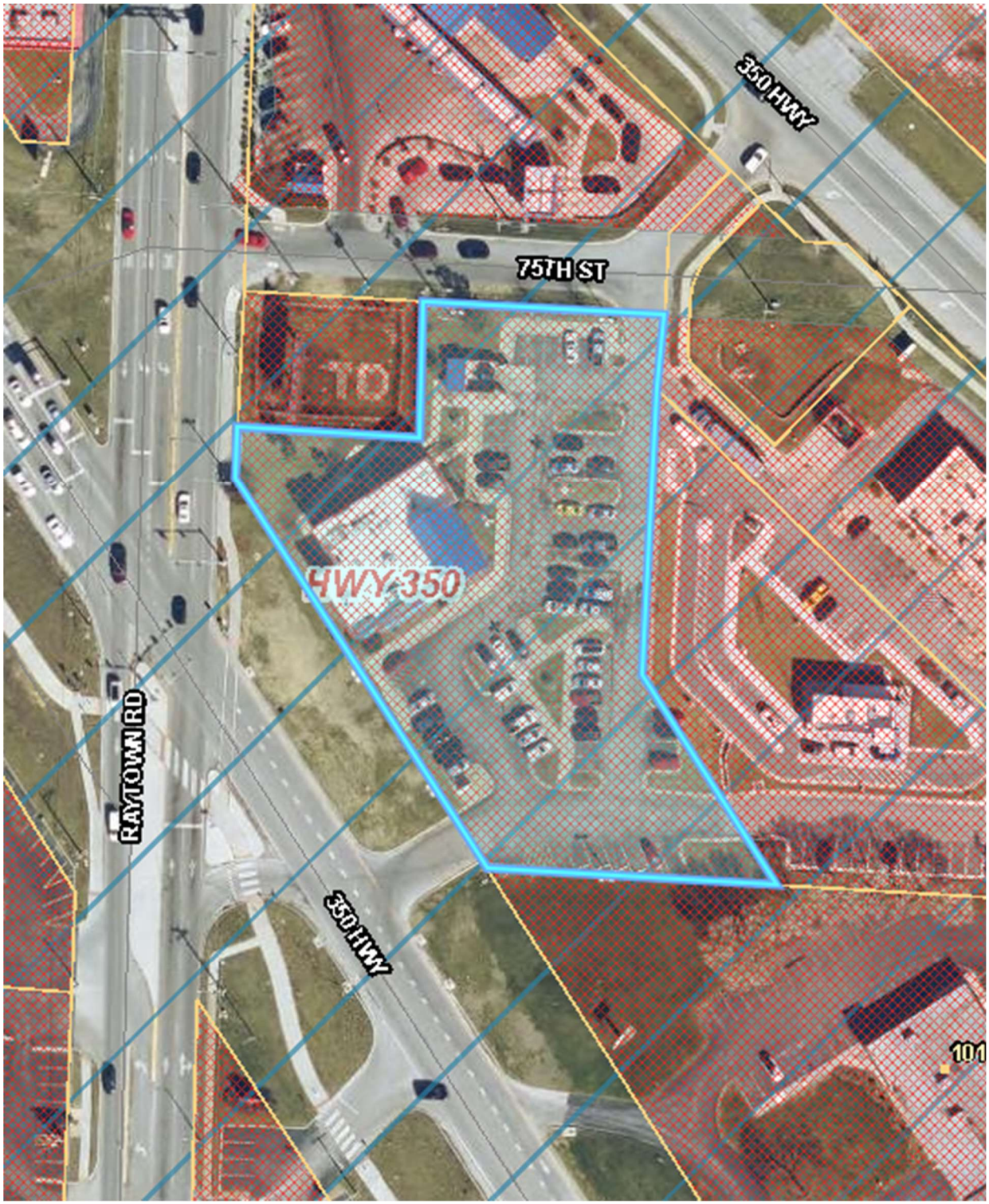
- Zoning Map
- Application
- Site Plan
- Elevations
- Photometric Plan
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2026-07** subject to the following conditions:

1. The approved Conditional Use Permit is valid for two (2) years from the date of the signed ordinance. Prior to the expiration, it is the business owner's responsibility to submit a new Conditional Use Permit application.
2. A five-foot (5') ADA-compliant sidewalk must be constructed to the south of the proposed development, connecting to the existing sidewalk parallel with Raytown Road on the west to the vehicle drive aisle on the southeast. MoDOT manages the 350 Highway right-of-way, therefore, approval and permitting must be granted through them.
3. Inoperable vehicles must be stored wholly inside the building. No inoperable vehicles may be stored outside the building.
4. Signs must be properly permitted. Signage is a separate application, approval, and permit process.
5. Must abide by all local, state, and federal laws and regulations.

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Zoning Map:



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PZ-2026-07

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PLANNING APPLICATION

Office Use Only		Application Type(s):
Case #:	CUP-000287-2026	Conditional Use Permit
Fee Paid:		
PC Meeting Date:	5/21/26	
B of A Meeting Date:	6/16/26 and 7/7/26	
Newspaper Notice Date:	4/29/26	
Notice Letters Date:	4/24/26	

Project Info:	
Project Name: Dobbs Tire & Auto	
Project Address: 10000 East State Route 350, Raytown, MO	
Existing Zoning: HC - Highway Commercial	Existing Land Use: Vacant Restaurant
Proposed Zoning: HC - Highway Commercial	Proposed Land Use: Automotive Repair
Total Acreage: 1.21 AC	

Applicant:			
Name of Applicant: Elliott R. Reed, P.E.	Company (If Applicable): Cochran		
Address: 530 East Independence Dr.	City: Union	State: MO	Zip: 63084
Phone: 636-584-0540	Email: ereed@cochraneng.com		
Applicant Signature: x Elliott R. Reed			

Docusign Envelope ID: B27301CF-05CF-49A6-9C4F-AC3E553F6517

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):		
Dustin Dobbs (Contract Purchaser)	Dobbs Tire & Auto		
Address:			
1983 Brennan Plaza	City: High Ridge	State: MO	Zip: 63049
Phone:	Email:		
636-677-2101	dustindobbs@dobbstireandauto.com		
Property Owner Signature:			
X Signed by: Dustin Dobbs			

Please Give a Detailed Description of the Proposal Below:

8-bay 8,000s.f. Dobbs Tire & Auto with 57 parking spaces on a 1.21 acre lot.

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

Additional Contact Information

Please provide additional contact information if applicable below:

Project Lead:				
Name: Dustin Dobbs		Company: Dobbs Tire & Auto		
Address: 1983 Brennan Plaza	City: High Ridge		State: MO	Zip: 63049
Phone: 636-677-2101		Email: dustindobbs@dobbstireandauto.com		
Developer:				
Name: Jack Venneman		Company: Sansone Group		
Address: 120 S. Central Ave., Suite 500	City: St. Louis		State: MO	Zip: 63105
Phone: 314-315-5990		Email: jvenneman@sansonegroup.com		
Engineer:				
Name: Elliott R. Reed, P.E.		Company: Cochran		
Address: 530 East Independence Dr.	City: Union		State: MO	Zip: 63084
Phone: 636-584-0540		Email: ereed@cochraneng.com		
Architect:				
Name: Kate Mitchell		Company: Archimages, Inc.		
Address: 143 W. Clinton Pl.	City: Kirkwood		State: MO	Zip: 63122
Phone: 314-965-7445		Email: kmitchell@archimages-stl.com		
Surveyor:				
Name: Daniel Gildehaus, P.L.S.		Company: Cochran		
Address: 530 East Independence Dr.	City: Union		State: MO	Zip: 63084
Phone: 636-584-0540		Email: dgildehaus@cochraneng.com		

Docusign Envelope ID: B27301CF-05CF-49A6-9C4F-AC3E553F6517

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

Landscape Architect:			
Name: Doug DeLong	Company: DeLong Landscape Architecture, LLC		
Address: 7620 W. Bruno Ave.	City: St. Louis	State: MO	Zip: 63117
Phone: 314-346-4856	Email: delong.la@gmail.com		
Attorney:			
Name: TBD	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
Other:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		

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

   The subject property is located along a developed commercial corridor along E. 350 Highway characterized by a mix of retail, restaurant, and service-oriented uses. The proposed redevelopment of a long-vacant site with a new Dobbs Tire & Auto facility will complement the existing commercial character by introducing a modern, well-maintained building and active use. The project will enhance the appearance of the corridor and is consistent with the pattern of reinvestment in similar commercial areas.

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

   The property is zoned for commercial use, and surrounding properties include a variety of commercial businesses, including retail and service uses. Automotive service facilities are a typical and appropriate use within commercial districts and are compatible with nearby development. The proposed use aligns with the intent of the existing zoning and will integrate seamlessly into the surrounding commercial environment.

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

   The property has been vacant for approximately five (5) years following the closure of the former IHOP restaurant.

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

The existing structure is obsolete and no longer viable for its previous restaurant use, as evidenced by its extended vacancy. Redevelopment of the site with a new automotive service facility allows for efficient use of the property, improved site design, and modernization of the building and infrastructure. The proposed use is well-suited to the site's visibility, access to E. 350 Highway, and surrounding commercial context.

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

Potential impacts could include increased traffic, noise associated with automotive repair activities, and lighting from the new development. However, these impacts are expected to be consistent with typical commercial uses in the area. The site will be designed in compliance with City standards, including buffering, lighting controls, and operational practices, to minimize any adverse effects on adjacent properties.

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

If denied, the property is likely to remain vacant and underutilized, continuing a pattern of disinvestment over the past five years. This would create ongoing economic hardship for the property owner and limit opportunities for redevelopment. Continued vacancy may also negatively impact surrounding property values and the overall vitality of the corridor.

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

The site is currently served by existing public infrastructure, including water, sanitary sewer, stormwater systems, and roadway access from E. 350 Highway. These utilities previously supported a full-service restaurant and are adequate to serve the proposed automotive use, with any necessary upgrades to be completed in accordance with City requirements.

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

The project supports the Comprehensive Plan by promoting redevelopment of a long-vacant commercial site, encouraging economic investment along a key corridor, and improving the overall quality and appearance of development. The introduction of a new, high-quality commercial building advances the City's goals for reinvestment, job creation, and efficient land use.

9. Additional comments:

The proposed Dobbs Tire & Auto represents a significant reinvestment in a property that has remained vacant for approximately five years. The project will replace an obsolete structure with a modern facility, improve site aesthetics, and provide a valuable service to the community. The applicant is committed to working with City staff to ensure full compliance with all applicable regulations and development standards.

DWG NAME: F:\25-10466 - Dobbs Tire & Auto - Raytown, MO (10000 E 350 Highway)\AutoCad Drawings\XXXX - Site Development Plan\01_COVER SHEET.dwg LAYOUT TAB: 24x36 Title PLOTTED ON: Apr 10, 2026 - 9:12am PLOTTED BY: bbrant

CONTACT INFORMATION

OWNER / DEVELOPER

OWNER: SANSONE GROUP
REPRESENTATIVE: XXXXX
ADDRESS: 120 S. CENTRAL AVE., SUITE 500, ST. LOUIS, MO 63105
PHONE: 314-315-5990

WATER

OWNER: PUBLIC WATER SUPPLY DISTRICT #2
REPRESENTATIVE: PATRICK ERTZ
ADDRESS: 6945 BLUE RIDGE BLVD, RAYTOWN, MO 64133
PHONE: 816-353-5550

SANITARY SEWER

OWNER: THE CITY OF RAYTOWN, MO
REPRESENTATIVE: JASON HANSON
ADDRESS: 10000 EAST 59TH ST. RAYTOWN, MO 64113
PHONE: 816-737-6067

ELECTRIC

OWNER: EVERGY
REPRESENTATIVE: CHRISTA ATCHISON
ADDRESS: 1200 MAIN ST, KANSAS CITY, MO 64105
PHONE: 660-525-1338

GAS

OWNER: SPIRE
REPRESENTATIVE: CODY BLAZE
ADDRESS: 7500 E 35TH TERRACE, KANSAS CITY, MO 64129
PHONE: 816-510-9713

CITY

OWNER: CITY OF RAYTOWN
REPRESENTATIVE: JOEY CARLEY
ADDRESS: 10000 E 59TH ST., RAYTOWN, MO 64113
PHONE: 816-737-6067

TELEPHONE

OWNER:
REPRESENTATIVE:
ADDRESS:
PHONE:

SPECIAL NOTES :

FOR QUESTIONS OR CLARIFICATIONS CONTACT ELLIOTT REED AT 636-584-0540

P&Z No.
P&Z Approval Date:

Permit No.
Project Benchmark: Missouri Geographic Reference System Station JA-23. GRS MON. = 937.01

Site Benchmark: Is a P.K. nail in the asphalt at the entrance to the existing IHOP (Vacant) Elevation = 996.70

CONDITIONAL USE STATEMENT:

1. THE OVERALL INTENT OF THE BUSINESS IS TO PROVIDE SERVICES ON ALL TIRE NEEDS FROM NEW TIRES TO REPAIRS ON TIRES, ALL AUTOMOTIVE NEEDS FROM OIL CHANGE AND ALL ENGINE AND DRIVE TRAIN SERVICES.
2. HOURS OF OPERATION – THE BUSINESS WILL OPERATE MONDAY–SATURDAY FROM 7AM–6PM.
3. EMPLOYEES – THE BUSINESS WILL EMPLOY APPROXIMATELY 14–16 FULL AND PART–TIME EMPLOYEES.

SITE ADDRESS

10000 E STATE RTE 350, RAYTOWN, MISSOURI 64138

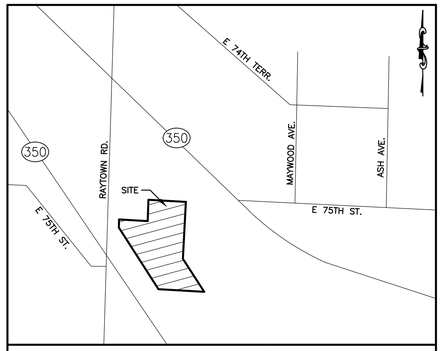
FIRE DISTRICT

OWNER: RAYTOWN FIRE DISTRICT
ADDRESS: 6020 RAYTOWN TRAFFICWAY, RAYTOWN, MO 64133
PHONE: 816-737-6034

SCHOOL DISTRICT

OWNER: RAYTOWN C-2 SCHOOL DISTRICT
ADDRESS: 10500 E 60TH TERRACE, RAYTOWN, MO 64133
PHONE: 816-268-7009

SITE DEVELOPMENT PLAN
FOR
DOBBS TIRE & AUTO
IN
CITY OF RAYTOWN, MISSOURI



VICINITY MAP
NO SCALE

SHEET INDEX	SHEET
ALTA SURVEY	1 OF 1
SITE DEVELOPMENT PLAN	C1
BUILDING ELEVATIONS	1 OF 1
PHOTOMETRICS PLAN	PH100
LANDSCAPING PLAN	L–1

PROJECT NO. 25-10466

COCHRAN

- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

530A E. INDEPENDENCE DRIVE, UNION, MISSOURI 63084
TELEPHONE (636) 584–0540
FAX (636) 584–0512
E–MAIL mail@cochraneng.com

APRIL 9, 2026

STATE OF MISSOURI
4/9/2026
ELLIOTT R. REED
NUMBER PE2006020945
PROFESSIONAL ENGINEER

Three working days prior to the start of any excavation on this site, contractor shall call 1–800–DIG–RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 1 OF THE FINAL PLAT OF RAYTOWN CROSSING EAST – FIRST PLAT, WITHIN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5TH P.M., IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

20 0 10 20 40

SCALE: 1"=20'

LEGEND

PROPERTY LINE		FENCE	X
RIGHT-OF-WAY		INLET	
LOT LINE		GAS LINE	G
EASEMENT (COLORS VARY)		WATER LINE (SIZE)	W
AERIAL ELECTRIC	AE	FIRE HYDRANTS	
UTILITY POLE / GUY WIRE		WATER VALVE	
UNDERGROUND ELECTRIC	UGE	LIGHT	
UNDERGROUND TELEPHONE	UGT	SET IRON ROD WITH CAP LS 380, OR AS NOTED	
SANITARY SEWER	SAN	FOUND IRON ROD WITH CAP OR AS NOTED	
SANITARY MANHOLE			
STORM SEWER	SS		
TREE LINE			

PARENT TRACT PARCEL DESCRIPTION

PARCEL DESCRIPTION PER A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NO. NCS–1287393–STLO, DATED NOVEMBER 26, 2025 AT 8:00 AM.

LOT 1, RAYTOWN CROSSING EAST – FIRST PLAT, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TITLE EXCEPTIONS

SCHEDULE B, PART II – EXCEPTIONS PER A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NO. NCS–1287393–STLO, DATED NOVEMBER 26, 2025 AT 8:00 AM:

ITEMS 1–8 – STANDARD EXCEPTIONS.

ITEM 9 – EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN DOCUMENT NO. 2010E0125301 IN PLAT BOOK 135, PAGE 49. BENEFITS SURVEYED PARCEL, AS SHOWN.

ITEM 10 – THE RIGHT OF THE CITY OF RAYTOWN TO LEVY SPECIAL ASSESSMENTS IN SEWER DISTRICT NO. 7, SAID DISTRICT HAVING BEEN CREATED BY ORDINANCE NO. 1123, WITHIN THE BOUNDARIES OF WHICH THE PREMISES IN QUESTION ARE LOCATED. AFFECTS SURVEYED PARCEL, NO ITEMS TO DEPICT.

ITEM 11 – RIGHT–OF–WAY FOR PIPE LINE (COURSE NOT SPECIFIED) GRANTED TO MISSOURI–KANSAS PIPE LINE COMPANY BY INSTRUMENT DATED JANUARY 7, 1928, RECORDED SEPTEMBER 27, 1968, AS DOCUMENT NO. I–24368 IN BOOK I–70, PAGE 309; AS ASSIGNED TO PANHANDLE EASTERN PIPE LINE COMPANY BY INSTRUMENT DATED OCTOBER 22, 1930, AS DOCUMENT NO. 288128 IN BOOK 560, PAGE 295. MAY AFFECT SUBJECT PARCEL, NOT PLOTTABLE..

ITEM 12 – RIGHTS OF WAY, EASEMENTS AND APPURTENANCES IN RELATION TO RAYTOWN ROAD, AND 75TH STREET. AFFECTS SURVEYED PARCEL, NO ITEMS TO DEPICT.

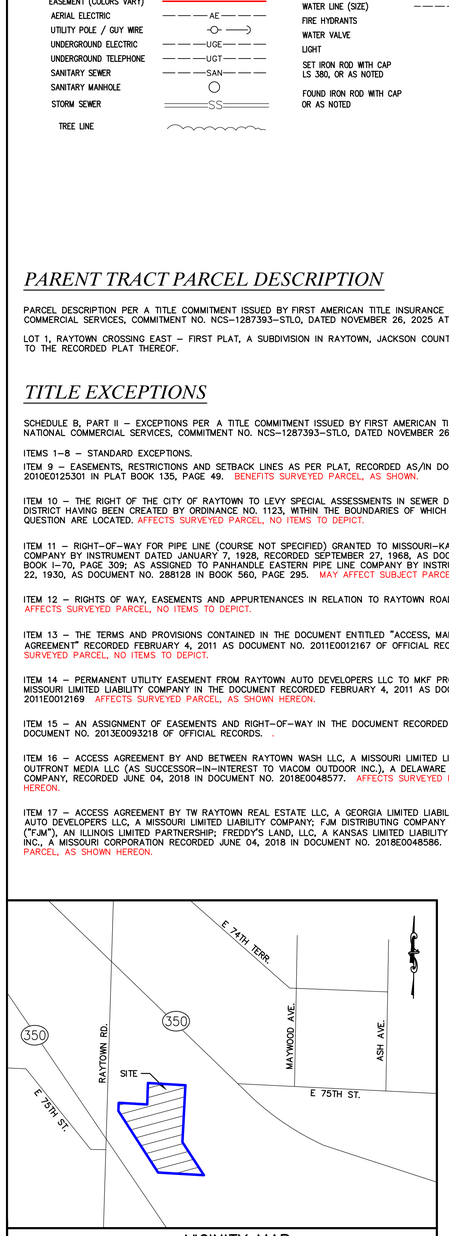
ITEM 13 – THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS, MAINTENANCE AND USE AGREEMENT" RECORDED FEBRUARY 4, 2011 AS DOCUMENT NO. 2011E0012167 OF OFFICIAL RECORDS. AFFECTS SURVEYED PARCEL, NO ITEMS TO DEPICT.

ITEM 14 – PERMANENT UTILITY EASEMENT FROM RAYTOWN AUTO DEVELOPERS LLC TO MKF PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY IN THE DOCUMENT RECORDED FEBRUARY 4, 2011 AS DOCUMENT NO. 2011E0012169 AFFECTS SURVEYED PARCEL, AS SHOWN HEREON.

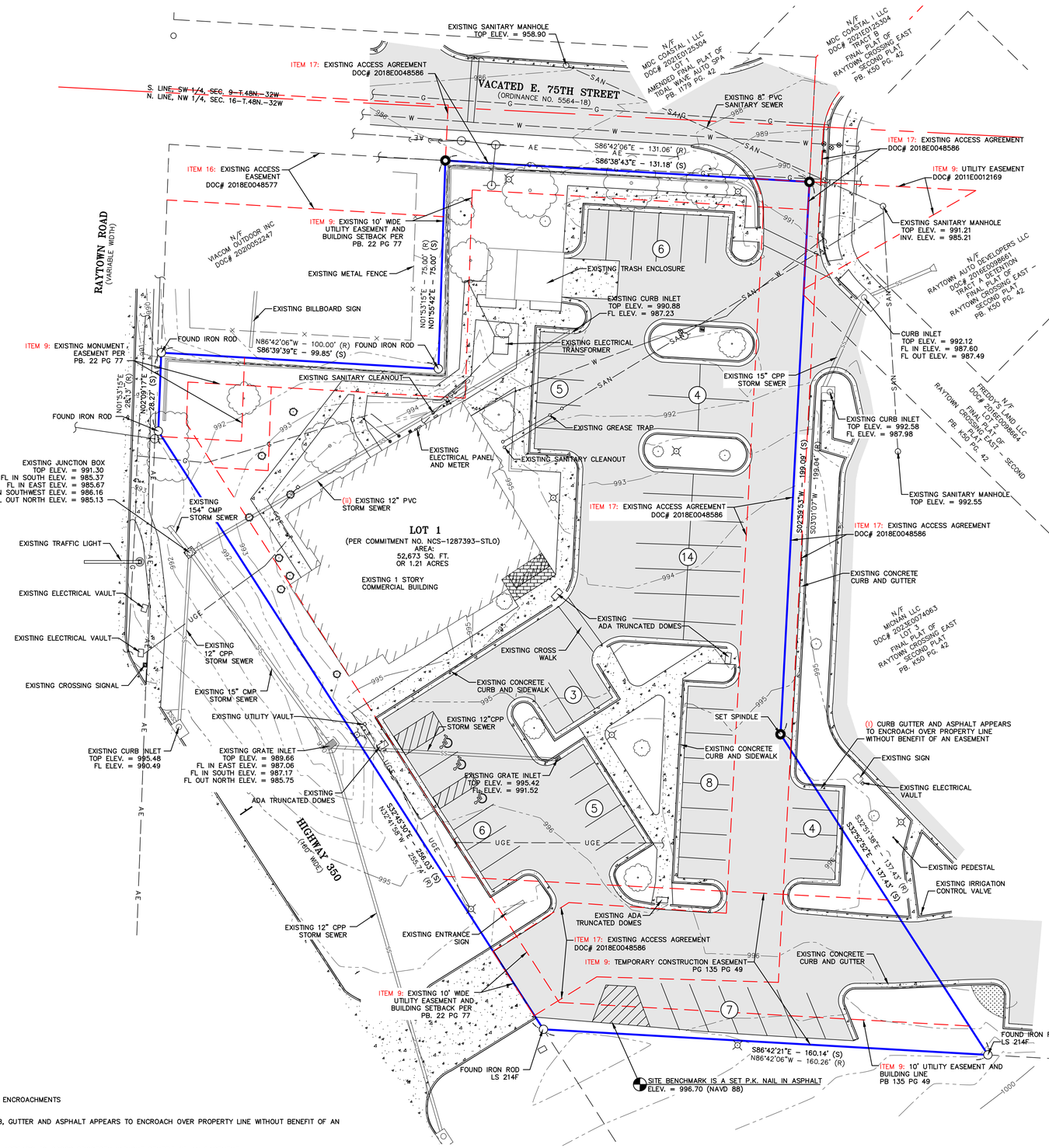
ITEM 15 – AN ASSIGNMENT OF EASEMENTS AND RIGHT–OF–WAY IN THE DOCUMENT RECORDED SEPTEMBER 3, 2013 AS DOCUMENT NO. 2013E0093218 OF OFFICIAL RECORDS. .

ITEM 16 – ACCESS AGREEMENT BY AND BETWEEN RAYTOWN WASH LLC, A MISSOURI LIMITED LIABILITY COMPANY AND OUTFRONT MEDIA LLC (AS SUCCESSOR–IN–INTEREST TO VIACOM OUTDOOR INC.), A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JUNE 04, 2018 IN DOCUMENT NO. 2018E0048577. AFFECTS SURVEYED PARCEL, AS SHOWN HEREON.

ITEM 17 – ACCESS AGREEMENT BY TW RAYTOWN REAL ESTATE LLC, A GEORGIA LIMITED LIABILITY COMPANY; RAYTOWN AUTO DEVELOPERS LLC, A MISSOURI LIMITED LIABILITY COMPANY; FJM DISTRIBUTING COMPANY LIMITED PARTNERSHIP ("FJM"), AN ILLINOIS LIMITED PARTNERSHIP; FREDDY'S LAND, LLC, A KANSAS LIMITED LIABILITY COPANY AND MKF 2095, INC., A MISSOURI CORPORATION RECORDED JUNE 04, 2018 IN DOCUMENT NO. 2018E0048586. AFFECTS SURVEYED PARCEL, AS SHOWN HEREON.



VICINITY MAP
NOT TO SCALE



LIST OF POTENTIAL ENCROACHMENTS

(i) EXISTING CURB, GUTTER AND ASPHALT APPEARS TO ENCROACH OVER PROPERTY LINE WITHOUT BENEFIT OF AN EASEMENT.

(ii) STORM SEWER APPEARS TO CROSS PROPERTY WITHOUT BENEFIT OF AN EASEMENT.

SURVEYOR'S NOTES:

SURVEY NOTES:

1. BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK AND MONUMENTS FOR STATIONS JA–23.
2. THIS ALTA/NSPS LAND TITLE SURVEY, AS SHOWN HEREON, MEETS OR EXCEEDS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS PROPERTY, AS DEFINED THEREIN.
3. SOURCE OF RECORD AND EASEMENTS: A TITLE COMMITMENT ISSUED BY FIST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICESCOMMITMENT NO. NCS–1287393–STLO, DATED NOVEMBER 26, 2025 AT 8:00 AM. NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY COCHRAN.
4. SURVEY DIMENSIONS SHOWN HEREON ARE SURVEYED AND RECORD, UNLESS OTHERWISE NOTED.
5. THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
6. ALTA/NSPS TABLE A ITEM 1 –
   ○ – DENOTES FOUND IRON ROD WITH CAP OR AS NOTED.
   ● – DENOTES SET 5/8"ø 24" LONG REBAR WITH YELLOW PLASTIC CAP STAMPED COCHRAN LS–380 OR OTHER SEMI–PERMANENT MONUMENT AS SITE CONDITIONS ALLOW.
7. ALTA/NSPS TABLE A ITEM 2 –NO ADDRESS ASSIGNED BY THE CITY AT TIME OF SURVEY. NO ADDRESS IS POSTED ONSITE.
8. ALTA/NSPS TABLE A ITEM 3 – FLOOD ZONE: THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR JACKSON COUNTY, MISSOURI, PANEL 402 OF 625, 29095C0402G REVISED JANUARY 20, 2017.
9. ALTA/NSPS TABLE A ITEM 4 – LOT 5 – GROSS LAND AREA: 52,673 SQUARE FEET OR 1.21 ACRES.
10. ALTA/NSPS TABLE A ITEM 5 – PROJECT BENCHMARK IS GRS MONUMENT JA–23 ELEVATION 830.77 (NAVD 1988) SITE BENCHMARK IS A P.K. NAIL SET IN THE ASPHALT PARKING LOT NEAR THE SOUTHWEST CORNER. ELEVATION = 996.70 (NAVD 88)
11. ALTA/NSPS TABLE A ITEM 6(a) – A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. THE PROPERTY IS CURRENTLY ZONED – HC: HIGHWAY COMMERCIAL CORRIDOR DISTRICT PER ZONING MAP OF CITY OF RAYTOWN, MISSOURI
12. ALTA/NSPS TABLE A ITEM 8 – SUBSTANTIAL FEATURES OBSERVED SHOWN HEREON.
13. ALTA/NSPS TABLE A ITEM 9 – THERE ARE 59 REGULAR PARKING SPACES AND 3 MARKED HANDICAP SPACES UPON THE SUBJECT PARCEL.
14. ALTA/NSPS TABLE A ITEM 11(A) – UTILITIES HAVE BEEN SHOWN FOR THIS SURVEY, BY OBSERVED EVIDENCE, PROVIDED UTILITY MAPS AND MARKED/FLAGGED UTILITIES BY MISSOURI ONE CALL, TICKET NUMBER 253362224 OTHER UTILITIES MAY EXIST. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. THE CONTRACTOR/EXCAVATOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR EXCAVATION. FOR INFORMATION CONCERNING THE LOCATIONS OF UTILITIES, CONTACT: MISSOURI ONE CALL: 1–800–DIG–RITE.
15. ALTA/NSPS TABLE A ITEM 13 – ADJACENT OWNERS SHOWN HEREON.
16. ALTA/NSPS TABLE A ITEM 14 – THE NEAREST INTERSECTING STREET HIGHWAY 350 IS LOCATED ADJACENT TO THE SUBJECT PARCEL.
17. ALTA/NSPS TABLE A ITEM 16 – NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
18. ALTA/NSPS TABLE A ITEM 17 – NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAULBLE TO THE SURVEYOR AT TIME OF SURVEY. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED AT TIME OF SURVEY.
19. AT TIME OF FIELDWORK THIS SITE IS SERVED BY:
    WATER – CITY OF KANSAS CITY WATER
    SEWER – CITY OF KANSAS CITY SEWER AND JACKSON COUNTY PWSD2
    ELECTRIC – EVERGY
    GAS – SPIRE MO WEST
    TELEPHONE/FIBER – ATT DISTRIBUTION, COMCAST CABLE COMMUNICATIONS, EVERFAST FIBER NETWORKS

SURVEYOR'S CERTIFICATE:

CERTIFY TO:
YORKSHIRE REAL ESTATE HOLLDINGS, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 8, 9, 11(A), 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN DECEMBER 2025.

DATE OF PLAT OR MAP: JANUARY, 6 2026.

CB ENGINEERING INC.
(DBA COCHRAN)
LS–380

DANIEL K. GILDEHAUS, P.L.S. #2006016625
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN

PRELIMINARY

DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

ALTA/NSPS LAND TITLE SURVEY
HIGHWAY 350
CITY OF RAYTOWN
JACKSON COUNTY, MISSOURI

COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
530A E. Independence Dr.
Union, Missouri 63084
636–584–0540 (tel.)
636–584–0512 (fax)
mail@cochraneng.com

DWN. BY	TJH	DATE	01/06/2025
PROJ. NO.	25–10466		
AREA	S16T48N,R32W	SCALE	1"=20'
DWG. NO.	1 OF 1		

MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380

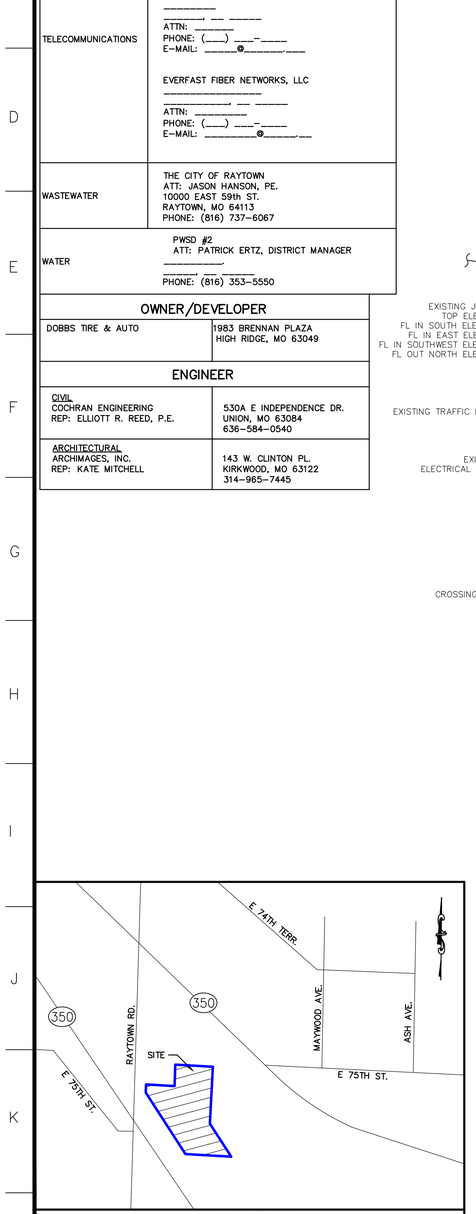
SITE DEVELOPMENT PLAN

RAYTOWN, MISSOURI

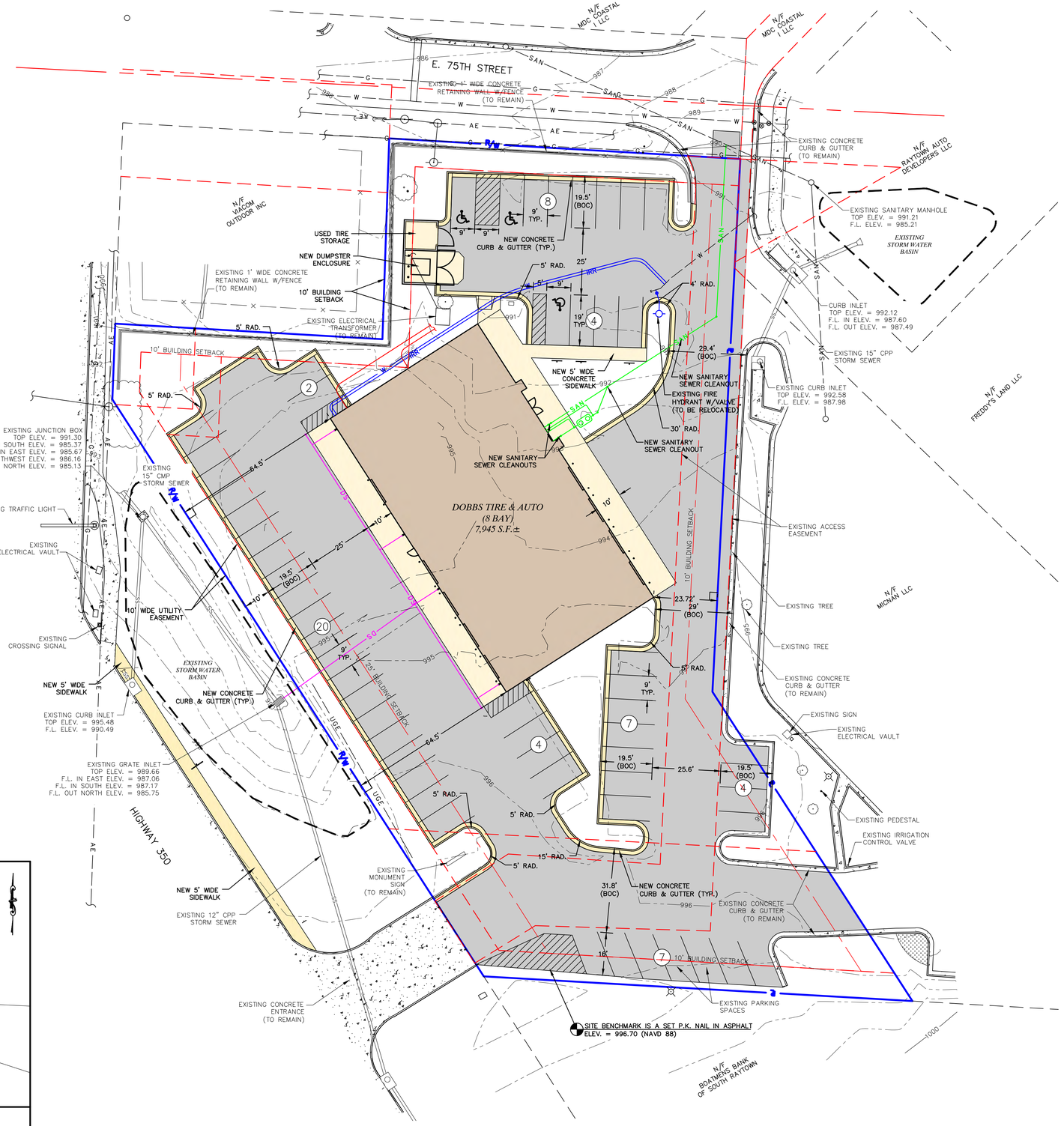
UTILITY CONTACTS	
ELECTRIC	EVERGY ATTN: CHRISTA ATCHISON PHONE: (660) 525-1338 E-MAIL: christa.atchison@evergy.com
PUBLIC SERVICE	THE CITY RAYTOWN ATTN: JOEY CARLEY, PUBLIC WORKS DIRECTOR 10000 EAST 59th ST. RAYTOWN, MO 64113 PHONE: (816) 737-6067
GAS	SPIRE ENERGY 7500 E 35TH TERRACE KANSAS CITY, MO 64129 ATTN: CODY BAZE PHONE: (816) 510-9713 E-MAIL: cody.baze@spireenergy.com Hit Gas Line: Call (800) 582-1234
TELECOMMUNICATIONS	AT&T ATTN: PHONE: (___) ___-____ E-MAIL: _____@att.com COMCAST CABLE COMMUNICATIONS ATTN: PHONE: (___) ___-____ E-MAIL: _____@_____.___ EVERFAST FIBER NETWORKS, LLC ATTN: PHONE: (___) ___-____ E-MAIL: _____@_____.___
WASTEWATER	THE CITY OF RAYTOWN ATT: JASON HANSON, PE. 10000 EAST 59th ST. RAYTOWN, MO 64113 PHONE: (816) 737-6067
WATER	PWSD #2 ATT: PATRICK ERTZ, DISTRICT MANAGER PHONE: (816) 353-5550

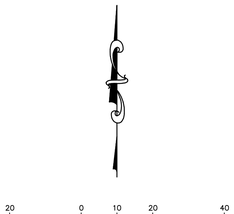
OWNER/DEVELOPER	
DOBBS TIRE & AUTO	1983 BRENNAN PLAZA HIGH RIDGE, MO 63049

ENGINEER	
CIVIL COCHRAN ENGINEERING REP: ELLIOTT R. REED, P.E.	530A E INDEPENDENCE DR. UNION, MO 63084 636-584-0540
ARCHITECTURAL ARCHIMAGES, INC. REP: KATE MITCHELL	143 W. CLINTON PL. KIRKWOOD, MO 63122 314-965-7445



VICINITY MAP
NOT TO SCALE





SCALE: 1"=20'
APRIL, 2026

LEGEND

EXISTING		PROPOSED
500	INDEX CONTOUR	500
	INTERMEDIATE CONTOUR	498
PL	PROPERTY LINE	PL
R/W	RIGHT-OF-WAY	R/W
	BUILDING SETBACK	
	EASEMENT	
UGE	UNDERGROUND ELECTRIC	UGE
UGT	UNDERGROUND TELEPHONE	UGT
SAN	SANITARY SEWER	SAN
	SANITARY MANHOLE	
SS	STORM SEWER	SS
	STORM INLET	
X"G	GAS LINE (SIZE)	X"G
GM	GAS METER	GM
X"W	WATER LINE (SIZE)	X"W
	FIRE HYDRANTS	
	WATER VALVE	
WM	WATER METER	WM
	TREE	
	TREELINE	
	LIGHT	
	DOWNSPOUT	DS
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	

SITE DATA:

ZONING: HC – HIGHWAY COMMERCIAL
- LOT SIZE: 52,673± SQ. FT. (1.21± AC.)
- BUILDING SETBACKS
  - FRONT: 25 FT.
  - SIDE: 10 FT.
  - REAR: 10 FT.
- SITE COVERAGE:
  - BUILDING: 7,945 SQ. FT. (15%)
  - PAVEMENT: 34,668 SQ. FT. (66%)
  - GREEN SPACE: 10,060 SQ. FT. (19%)

BUILDING DATA:

- BUILDING FOOT PRINT: 7,945± SQ. FT.
- NUMBER OF SERVICE BAYS – 8
- BUILDING HEIGHT: 22'-4"
- FLOOR AREA RATIO (F.A.R.): 0.15

PARKING DATA:

- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL PARKING LENGTH: 19.0'
- TYPICAL AISLE WIDTH: 25.0'
- STANDARD PARKING SPACES PROVIDED: 53
- ACCESSIBLE PARKING SPACES PROVIDED: 3
- TOTAL PARKING SPACES PROVIDED: 56
- TOTAL PARKING SPACES REQUIRED: 36

MOTOR VEHICLE REPAIR GARAGE PARKING FORMULA:
2 SPACES PER SERVICE BAY, PLUS 1 SPACE PER EMPLOYEE, MINIMUM 5 SPACES
(8 BAYS/2 SPACES) + (20 EMPLOYEES) = 36 STALLS

NOTES:
1. THIS PROPERTY LIES WITHIN "ZONE X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI, COMMUNITY PANEL NUMBER 29095C0402G, EFFECTIVE DATE JANUARY 20, 2017.
2. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
3. FIELDWORK WAS PERFORMED BY JMK. ON DECEMBER 10, 2025.
4. NO WETLANDS WERE IDENTIFIED ON THE PROPERTY.
5. SITE BENCHMARK IS A SET P.K. NAIL IN ASPHALT AS SHOWN HEREON. ELEV. = 996.70 (NAVD 88)
6. LEGAL DESCRIPTION: RAYTOWN CROSSING EAST 1ST PLAT---LOT 1

OWNER:
FUND III OUTLOTS LLC
3060 PEACHTREE ROAD
N.W. SUITE 400
ATLANTA, GEORGIA 30305

530A E. Independence Dr.
Union, Missouri 63084
636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochraneng.com
• Civil Engineering • Site Development
• Land Surveying • General Consulting
• Architecture • Master Planning
COCHRAN

Missouri State Certificate of Authority Numbers:
Survey : 000380
Engineering : 001655
Architecture: 2002014240

Three working days prior to the start of any excavation on this site, contractor shall contact Missouri One Call for utility location information.

All OSHA rules & regulations established for the type of construction on these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

STATE OF MISSOURI
ELLIOTT R. REED
NUMBER PE2006032845
PROFESSIONAL ENGINEER
4/9/2026

SITE DEVELOPMENT PLAN
DOBBS TIRE & AUTO
RAYTOWN, MISSOURI

DRWN. BY:	APPD. BY:
BAB	

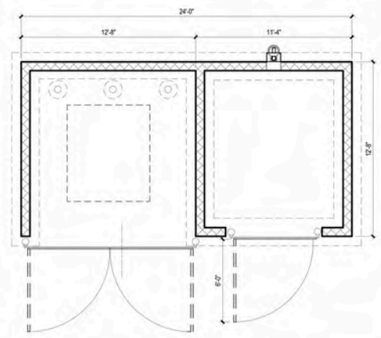
DATE: APRIL 9, 2026
SCALE: 1" = 20'
PROJ. NO: 25-10466
DWG. NO: C1

SITE DEVELOPMENT PLAN

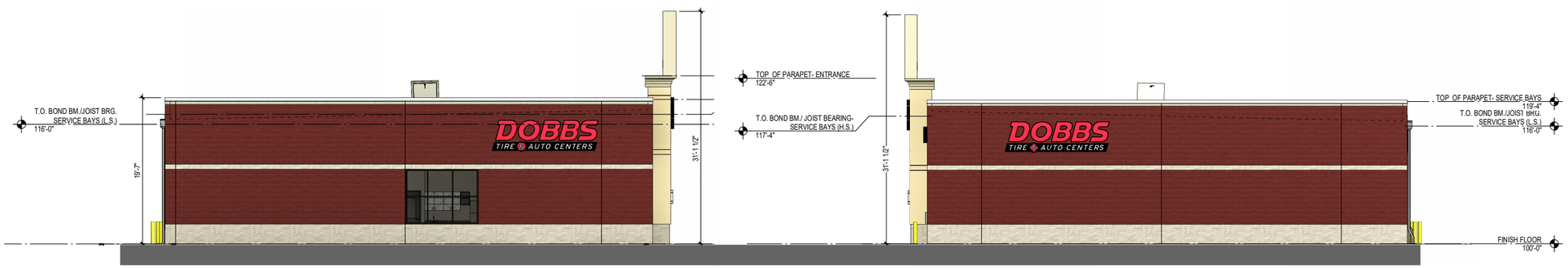
DWG NAME: F:\25-10466 - Dobbs Tire & Auto - Raytown, MO (10000 E 350 Highway)\AutoCad Drawings\XXXX - Site Development Plan\02_SITE DEVELOPMENT PLAN.dwg LAYOUT TAB: 24x36 Eng PLOTTED ON: Apr 09, 2026 - 1:37pm PLOTTED BY: bbrant

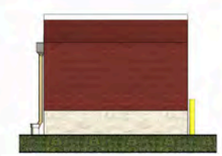






FRONT **FIELD: SPLIT-FACE CMU - ACCENT SPLIT-FACE CMU - ACCENT SMOOTH FACE CMU - EIFS FRONT ENTRY**

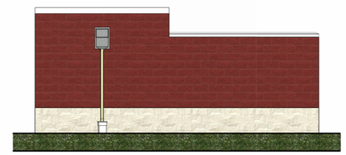




SIDE









REAR

DUMPSTER/TIRE ENCLOSURE

DOBBS TIRE & AUTO CENTERS

DOBBS[TIRE & AUTO CENTERS]

4-8-2026

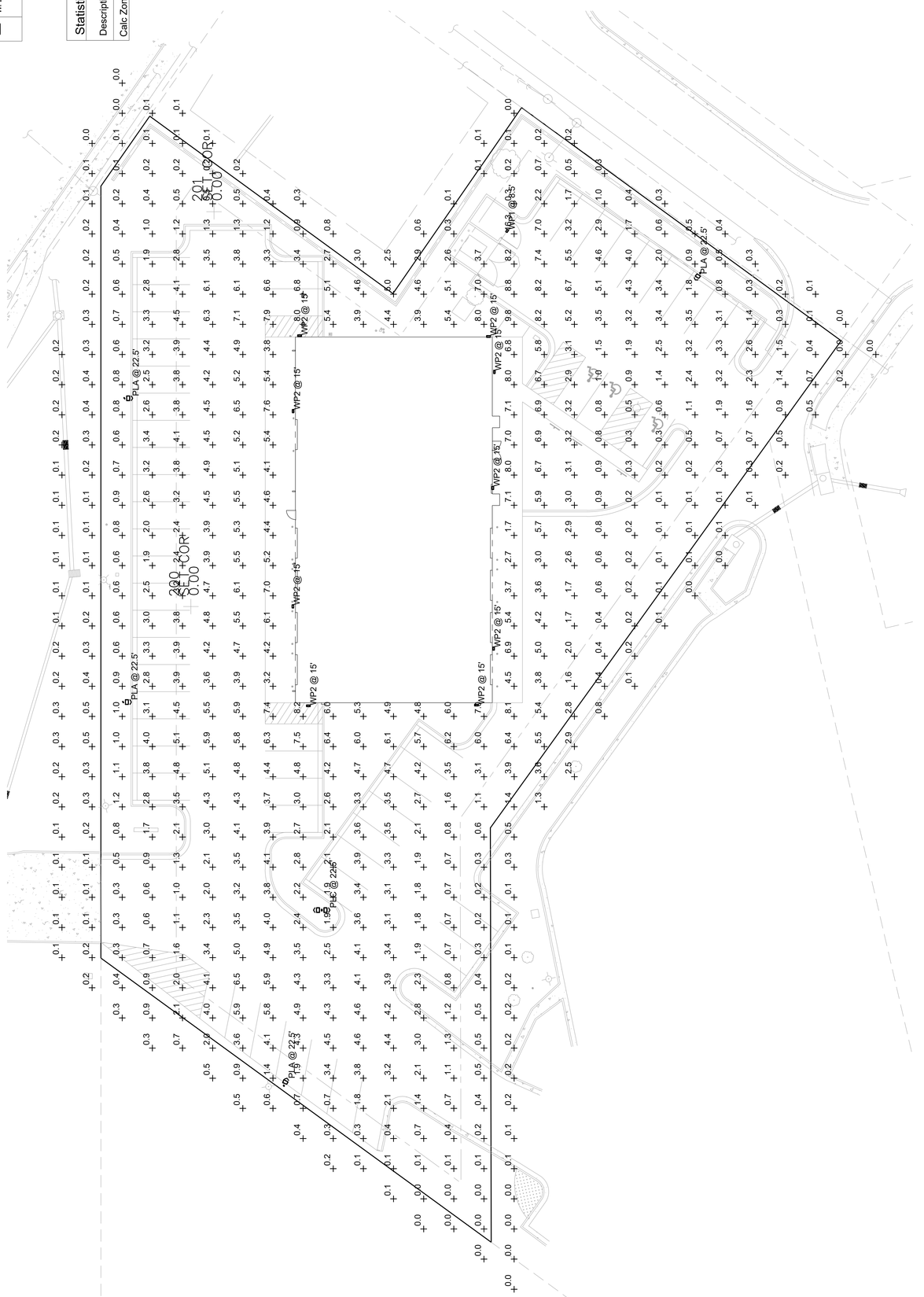
RAYTOWN, MO

143 W. Clinton Place
St. Louis, MO 63122
(314) 965-7445

Archimages
architecture | interiors

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	PLA	4	HUBBELL OUTDOOR	RAVA-LED3L-740-AR2T-4-BC	RAVO LAREA three gaskets and Back Light	1	10807	1	133
	PLC	1	HUBBELL OUTDOOR	GB1-MC1-740-3-200-NWA2-AR2	RAVO LAREA three gaskets and Back Light	1	10807	1	266
	WP1		BEACON	TRP2-DL-3K7-FT		1	4242	1	21
	WP2	9	BEACON	TRP2-SBL-8K-4AT-AF		1	4242	1	88

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.4 fc	16.3 fc	0.0 fc	N/A	N/A



4/10/26

MO Architectural Corporation — Archimages, Inc. # 000650

143 West Clinton Place St. Louis, Missouri 63122

www.archimages-stl.com p: [314] 965.7445 f: [314] 965.7477

[Consultants]

CASE Engineering Inc.

796 Matas Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730

CERTIFICATE OF AUTHORITY NO. 001498

RAYTOWN, MO

Proposed:

DOBBS AUTO CENTER

No.	Date	Revision

SITE PHOTOMETRIC

Project No. XXXX

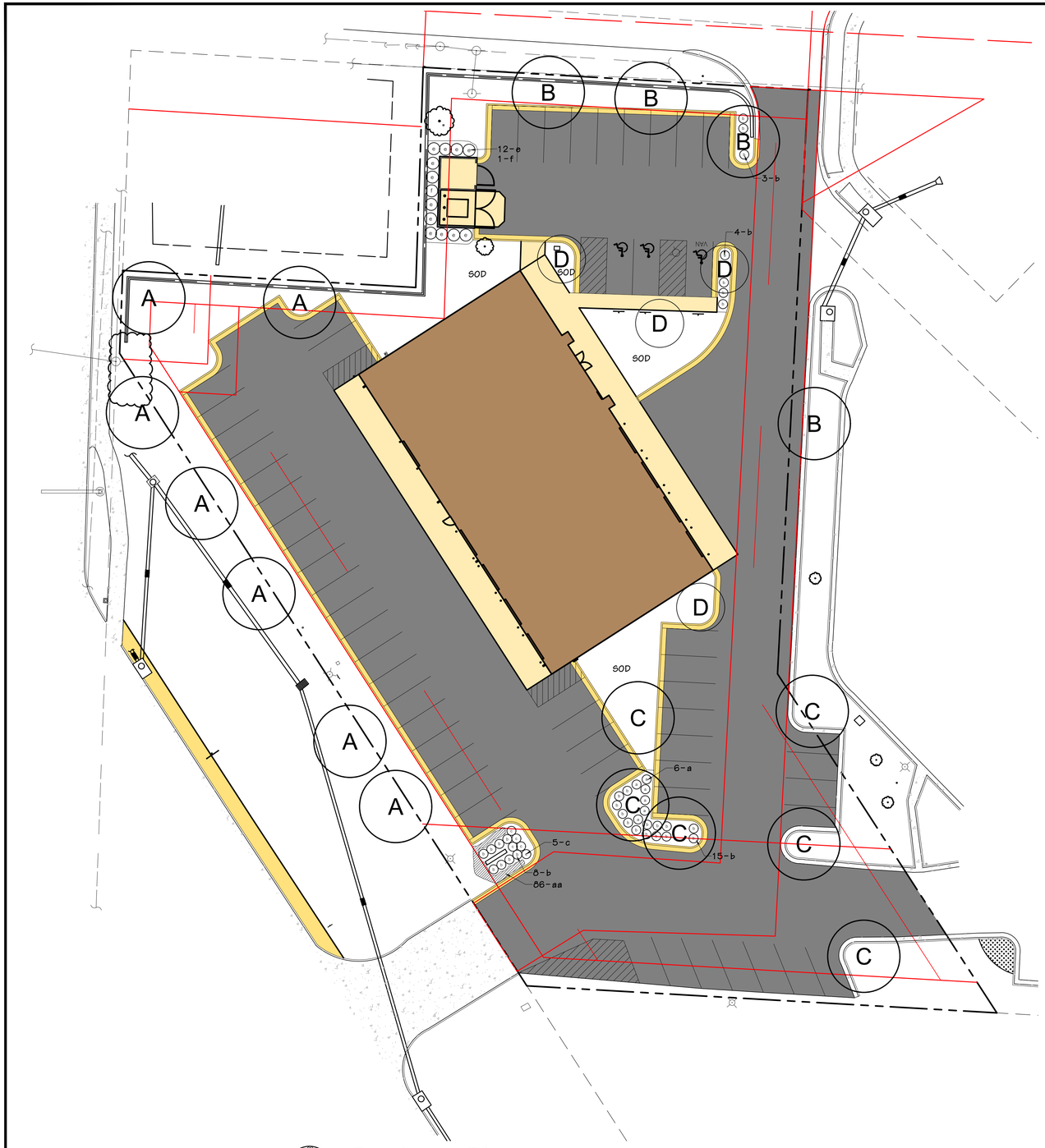
Sheet No. PH100

Date 4/10/2026

10/23/2024 7:43:50 AM

Autodesk Docs://ARI-MO-01-23 Dobbs - Osage Beach MO/ARI-MO-01-23-DOBBS-Osage Beach MO-MEP-23.rvt

SCALE: 3" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 3/32" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/16" = 1'-0"



Landscape Plan

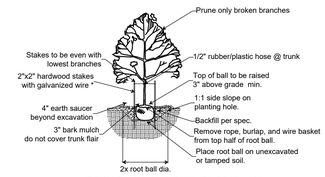
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0 20 40 80

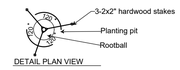
PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	7	Acer saccharum 'Bailsta' Fall Fiesta	Fall Fiesta Sugar Maple	2.5"	B&B
B	4	Quercus robur	Englis Oak	2.5"	B&B
C	6	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocuet	2.5"	B&B
D	4	Cercis x 'Merlot' PP#22,297	Merlot Redbud	2.5"	B&B
a	6	Hydrangea macrophylla 'Robert' ppaf, cbraf	Let's Dance Moonlight Hydrangea	18-24"	3' oc
b	30	Juniperous sabina 'Buffalo'	Buffalo Juniper	18-24"	3.5' oc
c	5	Weigela florida 'Bramwell' pp#18,513	Fine Wine Weigela	18-24"	3' oc
e	12	Ilex verticillata 'Nana' RED SPRITE	Red Sprite Winterberry	18-24"	3' oc
f	1	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	18-24"	3' oc
aa	86	Coreopsis hybrid	Uptick Yellow & Red Tickseed	4" pot	12" oc

Landscape Requirements:

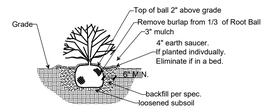
1. 1 Tree per 5,000 SF of of Total Lot: 52,707 SF/5,000 = 10.5 or 11 trees
2. 2 Shrubs per 5,000 SF of Total Lot: 52,707 SF/5,000=10.5 x 2=21 shrubs
3. Tree per 3,000 sf of site open space. 16,256.12 sf / 3,000 = 5.4 or 6 trees.
4. Parking lot landscape space required is 2.5% of paved area: 21,467 sf of parking lot paving x .025=536.6 sf of required landscape space. Landscape space provided=3,064 sf.
5. 1 Tree for each 200 SF of required landscape space: 536.6 sf/ 200=2.6 or 3 trees.
6. Total Trees required =20. Trees provided =20



DECIDUOUS TREE PLANTING

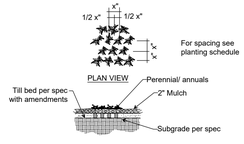


DETAIL PLAN VIEW



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

STATE OF MISSOURI
DOUGLAS A DeLONG
NUMBER LA-81
LANDSCAPE ARCHITECT
4/9/2026

Douglas A. DeLong, Landscape Architect LA-81

Consultants:

DOBBS TIRE & AUTO

RAYTOWN, MISSOURI

Revisions:

Date	Description	No.

Drawn: BAD
Checked: DAD

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority: #2013000145

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 4-9-2026
Job #: 192.022


TD

May 5, 2026
Re: Case No: PZ-2026-08

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Conditional Use Permit application filed by Monica Johnson on behalf of the property owner, Mikea Williams, for a *"Residential Care Facility,"* to be located at 11200 E. 63rd Street, Raytown, Missouri, identified by Jackson County Parcel ID#: 45-110-16-12-02-0-00-000, zoned R-1, Low-Density Residential.

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

The applicant will be holding a neighborhood information meeting at Raytown City Hall at **1:00pm on Tuesday, June 9, 2026**, to which you are invited to discuss the application directly with them. City Staff will not be present at this time. If you have any concerns or need more information about the application, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at **6:00 PM on Thursday July 2, 2026.** The full packet and agenda will be available for view on the City of Raytown website on **Friday, June 26, 2026.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, August 4, 2026.**

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

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

253.1 0 126.54 253.1 Feet

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 4157417, Public Hearing, CUP 10000 E 350 Hwy

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

Before the undersigned Notary Public personally appeared Germaine Lambert 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 04/29/2026 edition and ending with the 04/29/2026 edition for a total of 1 publications, and that the date of publications were as follows: 04/29/2026.

Publishers fee: $56.84

By: Germaine Lambert

Sworn to me on this 29th day of April 2026

By: Angela Bridgewater
Notary Public, State of MO
No. 17091312
Qualified in Jefferson County
My commission expires on
March 22, 2029

ANGELA M BRIDGEWATER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jefferson County
My Commission Expires: March 22, 2029
Commission Number: 17091312

Notice of Public Hearings

Affected Property: 10000 E 350 Hwy, Raytown, Missouri

Jackson County Parcel ID # 45-720-02-17-00-0-00-000

A public hearing to consider a Conditional Use Permit application for a *"Vehicle Repair, Limited"* use for Dobbs Tire & Auto, filed by Elliott Reed with Cochran Engineering, to be located at 10000 E. 350 Hwy in Raytown, Missouri, will be heard by the City of Raytown Planning & Zoning Commission at 7:00pm on Thursday, May 21, 2026.

The packet and agenda will be available for view on the City of Raytown website on Friday, May 15, 2026.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, June 16, 2026.

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

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

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

4157417 Jackson Apr. 29, 2026

CITY OF RAYTOWN

2014-2015

HIGHWAY

ARTERIAL

COLLECTOR

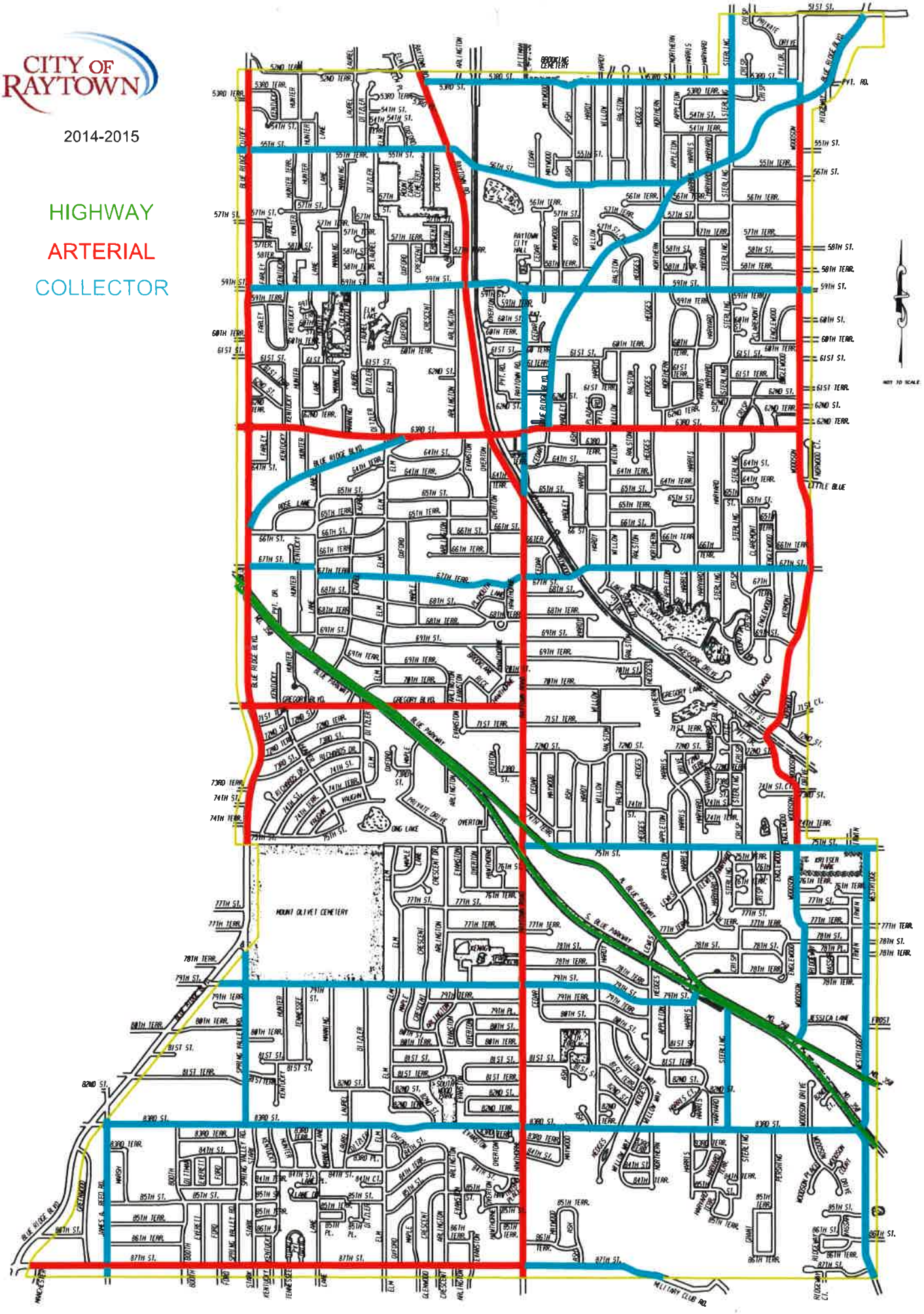
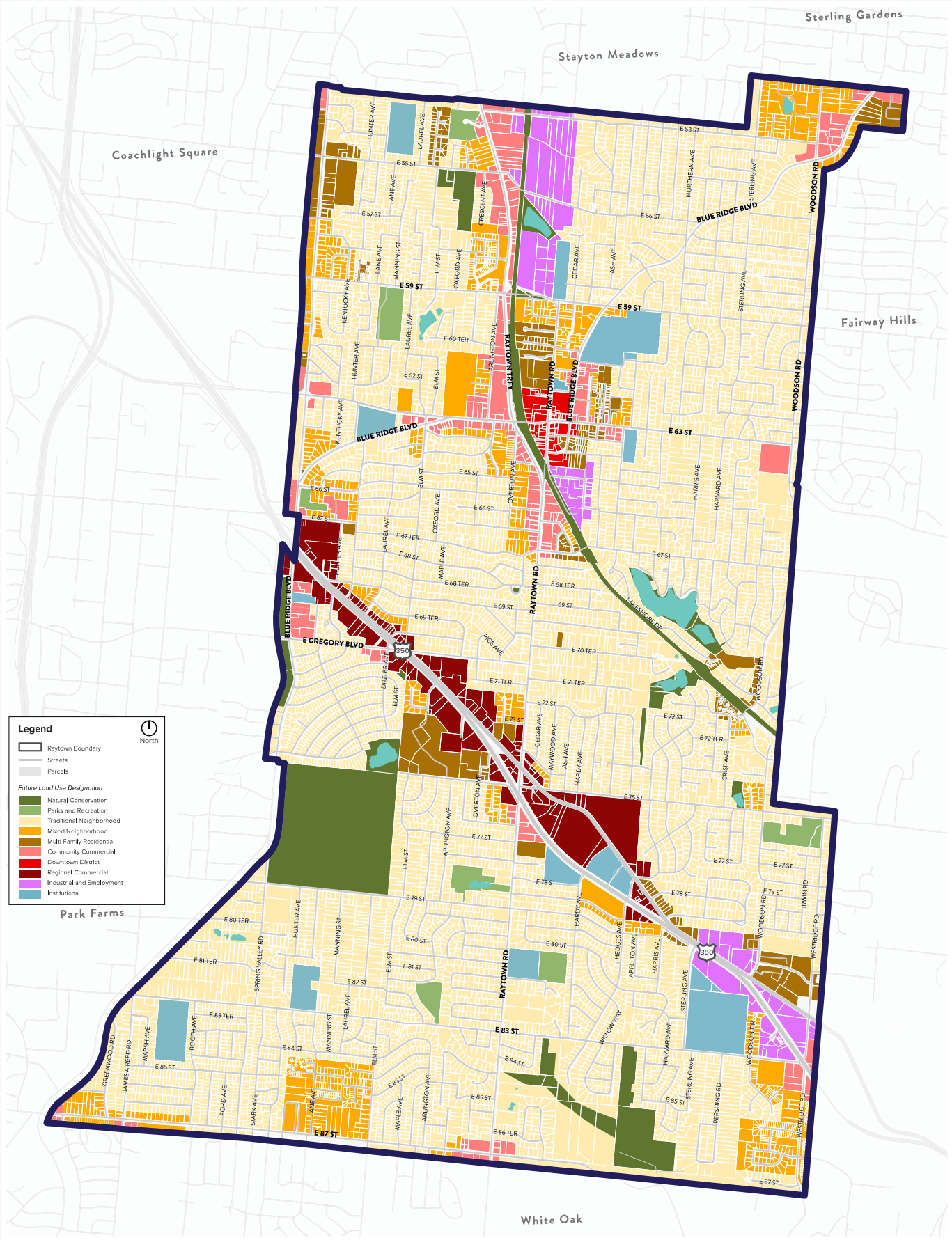


Figure 27: Future Land Use Map



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

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Economic Development Administrator

Case #: Text Amendment PZ-2026-09

Planning & Zoning Meeting Date: May 21, 2026

Board of Aldermen Dates: June 16, 2026, and July 7, 2026

Applicant: City of Raytown

Project Contact: Shana Kelly, Economic Development Administrator

Property Location: Citywide

Request: For the approval of a text amendment of Chapter 50, Article XII, of the Raytown Municipal Code to allow for marijuana dispensary drive-thru windows to operate 24 hours a day.

BACKGROUND INFORMATION:

Requirements for marijuana dispensaries and microbusiness dispensaries are outlined in Section 50, Article 12 of the Raytown Municipal Code.

Sec. 50-583. - *Marijuana dispensary and microbusiness dispensary general rules*, currently states:

> *"In addition to the requirements for dispensary facilities including microbusiness dispensaries in 19 CSR 100, such facilities shall also comply with the following:*
>
> *(a) Marijuana dispensaries shall not be open to the public or make any sales between the hours of 12:00 a.m. and 6:00 a.m. or as established by the ordinance approving a Conditional Use Permit in cases where such a permit is required."*

Staff proposes the following changes:

Sec. 50-583. - Marijuana dispensary and microbusiness dispensary general rules. In addition to the requirements for dispensary facilities, including microbusiness dispensaries in 19 CSR 100, such facilities shall also comply with the following:

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

(a) ~~Marijuana dispensaries shall not be open to the public or make any sales between the hours of 12:00 a.m. and 6:00 a.m. or as established by the ordinance approving a conditional use Permit in cases where such a permit is required.~~ The interior premises of marijuana dispensaries shall be closed and secured to the public daily between the hours of 12:00 A.M. and 6:00 A.M. Dispensaries may sell or distribute marijuana and other products to the public by means of a drive-through window twenty-four (24) hours per day, provided such drive-through conforms to state regulations.

ATTACHMENTS:

- City Zoning Map
- Exhibit A
- Affidavit of Publication

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** to the Board of Aldermen of this application proposing various amendments to Chapter 50, Article 12, of the Raytown Municipal Code as pertains to zoning regulations for marijuana dispensary and microbusiness dispensary general rules.

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

City Zoning Map:

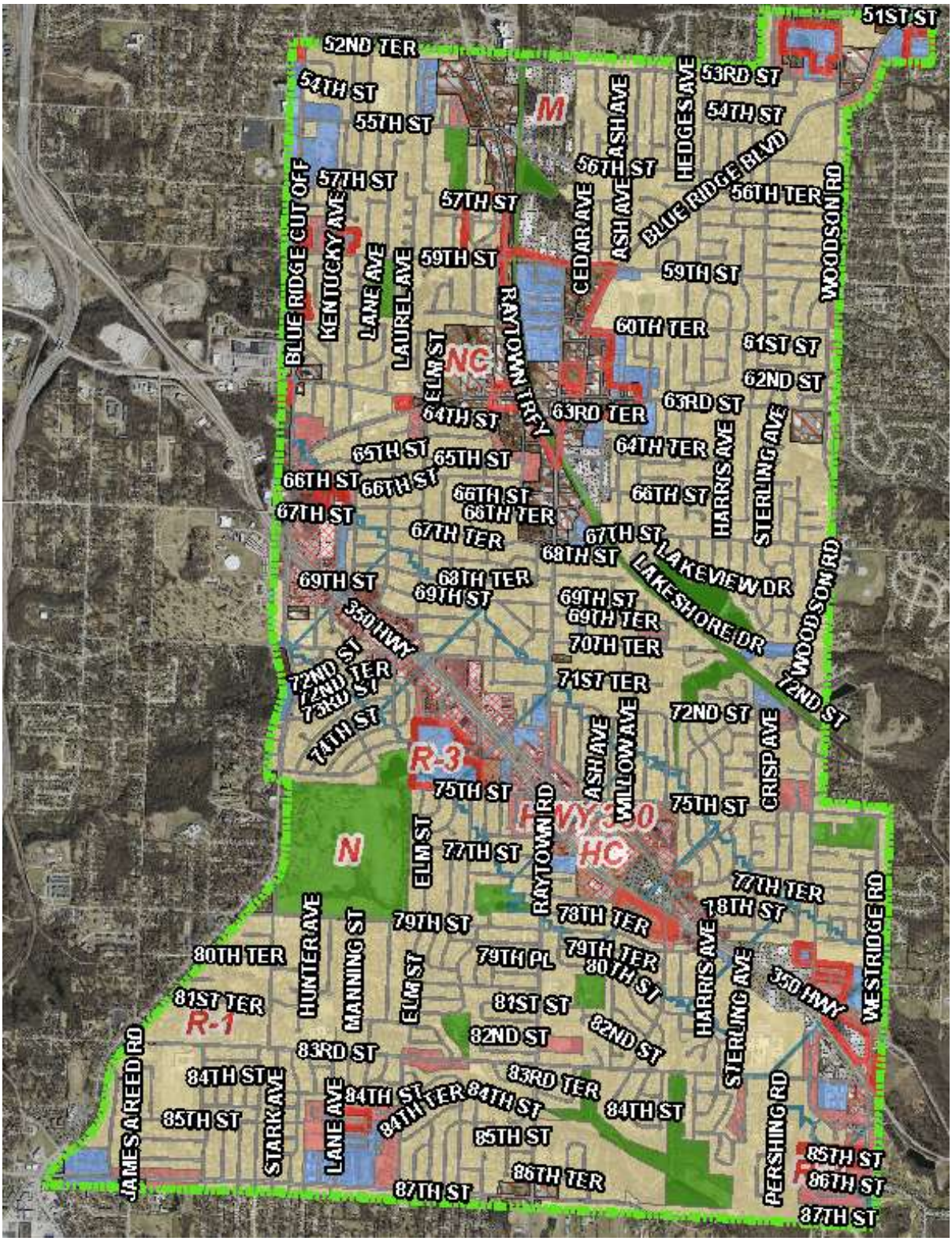


Exhibit A

Sec. 50-583. - Marijuana dispensary and microbusiness dispensary general rules. In addition to the requirements for dispensary facilities, including microbusiness dispensaries in 19 CSR 100, such facilities shall also comply with the following:

a. ~~Marijuana dispensaries shall not be open to the public or make any sales between the hours of 12:00 a.m. and 6:00 a.m. or as established by the ordinance approving a conditional use Permit in cases where such a permit is required.~~ The interior premises of marijuana dispensaries shall be closed and secured to the public daily between the hours of 12:00 A.M. and 6:00 A.M. Dispensaries may sell or distribute marijuana and other products to the public by means of a drive-through window twenty-four (24) hours per day, provided such drive-through conforms to state regulations.

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 4157415, Public Hearing, Amendment Sec 50-583 Marijuana Drive-Thru

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

Before the undersigned Notary Public personally appeared Germaine Lambert 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 04/29/2026 edition and ending with the 04/29/2026 edition for a total of 1 publications, and that the date of publications were as follows: 04/29/2026.

Publishers fee: $63.80

By: Germaine Lambert

Sworn to me on this 29th day of April 2026

By: Angela Bridgewater
Notary Public, State of MO
No. 17091312
Qualified in Jefferson County
My commission expires on March 22, 2029

ANGELA M BRIDGEWATER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jefferson County
My Commission Expires: March 22, 2029
Commission Number: 17091312

Notice of Public Hearings

Affected Property: City-wide

Notice of public hearing is hereby given that the Planning & Zoning Commission of the City of Raytown, Missouri, will hold a public hearing on Thursday, May 21, 2026, at 6:00P.M. at Raytown City Hall, located at 10000 E. 59th Street, to consider a proposed amendment to the Raytown Zoning Ordinance (Chapter 50-583 of the Municipal Code).

The proposed text amendment would amend the zoning regulations to: **Revise Sec. 50-583. - "Marijuana dispensary and microbusiness general rules" to allow marijuana dispensary drive-thru windows to operate 24 hours a day.**

A copy of the agenda and packet, including a staff report with proposed text amendments, will be available for viewing on the City of Raytown website, www.raytown.mo.us , on Friday, May 15, 2026.

The Raytown Board of Aldermen will also hold a public hearing to consider this amendment, tentatively scheduled for 7:00pm on Tuesday, June 16, 2026.

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

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

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

4157415 Jackson Apr. 29, 2026

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

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Economic Development Administrator

Case #: Text Amendment PZ-2026-06

Planning & Zoning Meeting Date: May 21, 2026

Board of Aldermen Dates: June 16, 2026, and July 7, 2026

Applicant: City of Raytown

Project Contact: Shana Kelly, Economic Development Administrator

Property Location: City-wide

Request: The approval of general amendments to Chapter 50 – Zoning of the Raytown Municipal Code.

BACKGROUND INFORMATION:

The proposed text amendments will allow for changes to be made to Chapter 50 – ZONING of the City of Raytown Municipal Code. Specifically, this application proposes to make the following modifcations:

- Additions and revisions to **Sec. 50-4. Definitions.**
- Additions and revisions to **Sec. 50-14. Permitted Accessory Uses.**
- The creation of a new code subsection, **Sec. 50-22. Permitted Temporary Uses.**
- Additions and revisions to **Sec. 50-107(a) & (b). Land Use Table.**

Text written in **red** are proposed additions. Text struck through are proposed to be removed, and text written in **black** are proposed to remain the same.

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

Proposed Updates to Sec. 50-4. Definitions.

Staff proposes the following modifications or additions to the definitions listed in Sec. 50-4:

Accessory ~~building~~ structure ~~means~~ is a ~~detached building~~ subordinate structure that is customarily incident*al and secondary* to a principal structure and use ~~or subordinate to the main building located~~ on the same ~~tract~~ lot as or incidental or subordinate to the principal structure. An accessory structure serves and supports the principal use ~~of the land on which it is located~~ and does not function independently as a principal structure or building.

Accessory use is a ~~means the~~ use ~~of a building or land~~ that is clearly incidental, subordinate, and customarily ~~incidental~~ associated with a principal use, and that ~~to and~~ is located on the same lot ~~or premises~~ as the ~~main~~ principal use ~~of the premises~~. An ~~building housing an~~ accessory use shall not operate independently of the principal use and shall not exceed the scale and intensity reasonably necessary to support the principal use. ~~is considered an integral part of the main building when it has any part of a wall in common with the main building or is under an extension of the main roof and designed as an integral part of the main building~~. An accessory use may be located within a principal structure or an accessory structure.

Artisan Production is a small-scale production or fabrication use in which consumer goods or craft products are produced by hand, hand tools, or small-scale light machinery with minimal external impacts. Typical products include furniture, textiloes, leather goods, jewelry, ceramics, artworks, glassware, metal crafts, and similar items. Artisan Production uses may include on-site sales, showroom areas, andinstructional classes as accessory uses. All activities shall occur within enclosed buildings with no outdoor fabrication, no outdoor storage, and no heavy freight activity. May include shared equipment, instructional space, and collaborative fabrication environments associated with maker spaces.

Assembly, Small is a facility used for indoor gatherings of people for meetings, instruction, worship, civic functions, cultural activities, or similar group purposes, conducted on a recurring or regularly scheduled basis, and characterized by limited attendance, daytime or early evening operating hours, and minimal off-site impacts. Activities are primarily seated or structured and do not involve amplified entertainment, dancing, or late-night operations as a primary function.

Assembly, Large is a facility used for indoor gatherings of people for meetings, worship, ceremonies, performances, conferences, spectator activities, or similar group purposes, conducted on a recurring or regularly scheduled basis, and characterized by larger attendance, the potential for amplified sound or performance elements, and

moderate off-site impacts related to traffic, parking, or event turnover. Accessory food or beverage service may be provided.

Bar ~~or *tavern*~~ means an establishment ~~in which the primary function, meaning over 50 percent of the revenue, is comprised of the sale and serving of alcoholic and cereal malt beverages for consumption on the premises, including establishments commonly known as cocktail lounges and nightclubs.~~ where the primary use is the on-premises sale and consumption of alcoholic beverages by the drink. Bars may provide indoor seating, entertainment, and social environments for patrons and may offer limited food service as an accessory use. Bars may include billiards, dart boards, stage areas, and similar patron amenities. The on-site sale of food is not required, and the service of food shall be considered accessory to the primary use of alcoholic beverage service.

Live entertainment, amplified music, karaoke, or other performance activities are permitted as accessory uses unless such activities become the primary use, at which point the establishment shall be classified as a Nightclub or Assembly use.

Brewpub is an establishment where alcoholic beverages such as beer, ale, or cider are produced on-site primarily for on-premises consumption in a bar or restaurant setting, with limited off-premises distribution as an accessory use. Brewpubs/Taverns typically include indoor seating, may include a kitchen, and operate primarily as hospitality-oriented establishments that serve patrons directly. A brewpub may also be referred to as a Tavern.

A Brewpub is distinct from a Bar, where alcoholic beverage service is the primary use but no on-site production occurs, and distinct from a Microbrewery, where manufacturing and distribution of alcoholic beverages is the primary use and any tasting rooms or retail sales are accessory to production.

Commercial school, general is a commercial school providing vocational or technical instruction that may involve specialized equipment, shop areas, or limited indoor training activities that generate moderate operational impacts. Typical uses include trades training such as electrical, HVAC, plumbing, welding, fabrication, culinary arts, and similar programs. Instruction is primarily indoors but may include short-term outdoor loading, deliveries, or material handling. No fleet vehicle storage or outdoor training yards are allowed.

Commercial school, intensive, is a commercial school providing vocational instruction involving outdoor training areas, heavy equipment, or fleet vehicle operation such as CDL/CMV driving schools, heavy equipment operation, warehousing logistics training, semi-truck maneuver yards, or construction equipment operator training. This use may include staging areas, practice yards, outdoor fleet storage, maneuvering courses, and associated safety training areas.

Commercial school, limited is a commercial school that provides classroom-based or low-intensity instruction conducted entirely indoors with minimal external operational impacts. Typical uses include cosmetology schools, barber schools, esthetics schools, tutoring centers, language instruction, test preparation, music or dance instruction, and similar training programs. These facilities do not involve heavy equipment operation, outdoor training areas, or significant vehicle storage.

Convenience store ~~means a small retail establishment that is open long hours, typically sells staple groceries, snacks, and beverages, and shall be primarily engaged in the retail sale of gasoline or other motor fuels (contracted to either a nationally branded fuel refiner/distributor or a convenience store chain proprietary brand) subject to the approval of a conditional use, along with accessory activities such as the sale of lubricants, accessories and supplies. This definition shall not include the lubrication of motor vehicles, and the adjustment or repair of motor vehicles. This definition shall not include any business where the primary business activity is the sales of tobacco, tobacco products, vaping/e-cigarette products, and package liquor, or any combination thereof that constitutes a majority of the business activity where sales of gasoline and sundries are incidental.~~ is a small retail establishment that sells a limited range of groceries, prepared foods, snacks, beverages, and everyday household items intended for quick purchase and carry-out. Convenience Stores may sell tobacco and alcoholic beverages; however, sales of tobacco and alcoholic beverages shall constitute less than fifty percent (50%) of total gross sales. No motor vehicle fuel sales shall occur on the premises. Fuel sales are classified separately as part of a Motor Vehicle Fueling Station use. Limited prepackaged or quick-serve food preparation may be provided as an accessory use.

Electric Vehicle Charging Facility, Private is a facility that provides electric vehicle (EV) charging equipment that is not open to the general public and is used for charging municipal, commercial, industrial, or privately owned fleet vehicles under common ownership or control. Fleet EV Charging Facilities may include Level 2 or fast-charging equipment (Level 3 or higher) and may include accessory parking, maintenance, and operational support spaces. Fleet EV Charging Facilities do not provide retail charging services to the general public and are not classified as Public EV Charging Facilities or Motor Vehicle Fueling Stations for the purposes of this Code.

Electric Vehicle Charging Facility, Public is a facility that provides electric vehicle (EV) charging equipment for use by the general public for a fee or other form of access. Public EV Charging Facilities may include Level 1, Level 2, or fast-charging equipment (Level 3 or higher), and may include accessory parking spaces, payment systems, lighting, canopies, and limited accessory retail or service functions when permitted by this Code. Public EV Charging Facilities are distinct from Motor Vehicle Fueling Stations, which provide liquid or gaseous motor vehicle fuels, and from Fleet EV Charging Facilities, which serve vehicles not accessible to the general public.

Electric Vehicle Charging Station is the equipment and associated hardware that provides electric energy to charge plug-in hybrid and electric vehicles. Stations may be classified as Level 1 (120v), Level 2 (208/240V), or Level 3/DC Fast Charging (480V or higher).

Event Venue is an establishment that rents or provides indoor or outdoor space for private or public events such as weddings, receptions, banquets, conferences, charity functions, corporate events, social gatherings, or similar programmed activities, where events are scheduled in advance and attendance is time-limited. Event Venues may include accessory kitchens, food service, bars, audio/visual equipment, staging areas, and outdoor patios. Sale or service of alcoholic beverages is permitted as an accessory use. Event Venues may operate during daytime or evening hours and may generate periodic noise, traffic, or parking impacts associated with event turnover.

Event Venues differ from Assembly, Small and Assembly, Large in that they are rental-oriented and event-programmed rather than regularly scheduled or membership-based. Event Venues differ from Restaurants and Bars in that patrons typically attend by invitation or reservation for a specific event rather than on a walk-in basis. Event Venues differ from Nightclubs in that dancing or late-night entertainment is not the primary use and alcohol service is accessory to the event.

Family is one or more persons related by blood, marriage, domestic partnership, guardianship, adoption, or a group of unrelated persons living together as a single housekeeping unit.

~~Food/bakery product manufacturing means a use engaged the manufacture of food and food products, including non-retail bakeries, canning facilities and creameries.~~

Group living, large, means any dwelling occupied by more than ten unrelated persons ~~that cannot be defined as a household~~.

Group living, small, means any dwelling occupied by at least four but no more than ten unrelated persons ~~that cannot be defined as a household~~.

Indoor Training and Simulation Facility is a commercial recreation or instructional use conducted entirely within an enclosed building that provides skill development, practice, training, or simulated experiences through mechanical, electronic, digital, virtual, or projection-based equipment. Such facilities may include, but are not limited to, indoor golf simulators, batting cages, sport training simulators, marksmanship or shooting simulators (non-live fire), virtual reality gaming environments, and similar technologies. Accessory retail sales, instruction, leagues, food and beverage service, and private event rentals may be permitted when incidental to the primary simulation or training use.

Junk yard means premises or a building that is maintained, operated or used for storing, keeping, buying or selling junk. The term shall include garbage dumps and salvage yards.

Medical Clinic is an establishment where licensed medical providers, including but not limited to physicians, mental health practitioners, dentists, chiropractors, and physical therapists, diagnose, treat, or manage medical conditions, perform medically necessary procedures, provide clinical care, and may prescribe medications for medical treatment on an outpatient basis. Medical Clinics do not provide overnight patient care.

Medical Spa is an establishment offering elective medical aesthetic services performed by or under the supervision of a licensed medical provider, where services are primarily cosmetic and do not include diagnosis or treatment of medical conditions.

Medical Wellness Facility is an establishment that provides elective medical wellness services under the supervision of a licensed medical provider, including IV hydration therapy, medical weight-loss treatments, hormonal therapies, and similar services not primarily focused on diagnosing or treating illness. Medical Wellness Facilities do not include medical aesthetic services such as cosmetic injectables (e.g., Botox or dermal fillers), cosmetic laser procedures, or other aesthetic treatments, which are classified as Medical Spa uses.

Mobile home is a factory-built, transportable dwelling unit constructed prior to June 15, 1976, designed for residential occupancy and built on a permanent chassis, which was not constructed in accordance with the federal Manufactured Home Construction and Safety Standards (HUD Code). Mobile homes were produced under pre-HUD construction standards and are distinct from manufactured homes. A structure meeting this definition shall be classified as a mobile home regardless of foundation type or the removal of wheels, axles, or towing equipment. Mobile homes are considered a separate land use category from manufactured homes and may be subject to different zoning and placement regulations.

Motor Vehicle Fueling Station is a facility where motor vehicle fuels, including gasoline, diesel, compressed or liquefied fuels, hydrogen, and electric vehicle (EV) fast charging (Level 3 or higher), are stored and provided for retail sale or fee to the general public. Gas Stations may include ancillary convenience retail, automotive products, and other incidental sales and services. Grocery, snack, and beverage retail uses are considered accessory to the primary use of fuel sales. EV fast charging facilities operating without the sale of liquid or gaseous motor vehicle fuels shall be classified as Electric Vehicle Charging Facilities and not as Motor Vehicle Fueling Station.

Museum A facility used for the acquisition, preservation, study, and public exhibition of objects, artifacts, works of art, historical materials, scientific specimens, or other items of cultural, educational, or interpretive significance. A museum is primarily intended for public viewing and education and may include exhibit galleries, interpretive

displays, archives, and related educational programming. A museum may include accessory uses customarily associated with museum operations, such as gift shops, classrooms, lecture space, offices, and food service for visitors, provided such uses are subordinate to the principal museum function.

Night Club is an establishment where the on-premises sale and consumption of alcoholic beverages is combined with entertainment as a primary feature, including dancing, DJs, live music, or similar performance activities, and which typically operates during late evening or late-night hours. Nightclubs commonly include dance floors, stages, or amplified sound systems and are designed for entertainment-oriented patron activity rather than primarily seated beverage service. Food service, if provided, is accessory. A Bar is characterized by alcohol service as the primary activity with entertainment incidental. A Nightclub is characterized by entertainment and dancing as primary activities with alcohol service integral to the operation. Establishments featuring dance floors or regular entertainment programming as a principal business model shall be classified as Nightclubs.

Personal Care is a commercial establishment providing non-medical grooming, wellness, or appearance-enhancement services to individuals, including barber shops, hair salons, nail salons, estheticians, massage therapy, tanning studios, cosmetic tattooing and permanent makeup establishments, and traditional spas without a medical component. This definition does not include establishments that provide medical aesthetic or medical wellness services, including but not limited to the administration of injectables, dermal fillers, laser treatments requiring medical supervision, prescription weight-loss medications, or any service requiring a licensed medical provider. Such establishments may be classified as Medical Clinic, Medical Spa, or Medical Wellness Facility.

Personal Instruction, Limited is a commercial establishment that provides individualized or small-group instruction, coaching, tutoring, or training in academic, artistic, recreational, vocational, or similar skills. Activities are conducted on an appointment or small-class basis and do not involve open-membership fitness or exercise equipment.

Personal Instruction, General is a commercial establishment that provides instruction, training, coaching, or tutoring to individuals or groups in academic, artistic, recreational, physical, vocational, or similar skills. Facilities in this category may contain multiple classrooms or studios, accommodate larger class sizes, or generate increased parking and circulation demand. Typical examples include larger martial arts studios, performing arts studios, dance schools, indoor training academies, or similar instructional facilities.

Professional Office is an establishment in which professional, administrative, or business services are provided by licensed or certified practitioners or by individuals

offering specialized expertise. Typical uses include offices for attorneys, accountants, architects, engineers, surveyors, insurance and financial service providers, planners, consultants, real estate brokerages, and similar professions. Professional Offices conduct their activities primarily indoors and may serve clients or the public on a walk-in or appointment basis or may operate as administrative offices without on-site customer visitation.

Recreation and entertainment, outdoor, means ~~an establishment offering recreation, entertainment or games of skill to the public for a fee or charge, wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters, and miniature golf courses.~~ land or facilities used primarily for outdoor recreational, amusement, leisure, or entertainment activities conducted outside of enclosed buildings, whether operated for commercial or noncommercial purposes. Such uses may include participant-based or spectator-based activities and may involve equipment, attractions, courses, fields, or performance areas located outdoors. Accessory structures, concessions, seating, lighting, and support facilities are permitted. This use includes, but is not limited to, outdoor sports and recreation facilities, amusement attractions, play and adventure parks, outdoor event grounds, and similar outdoor-oriented activities.

~~*Repair service* means an establishment primarily engaged in the provision of repair services to individuals and households, but excluding vehicle repair services. Typical uses include appliance repair shops.~~

Retail & Service, General is a retail or customer-service establishment that offers goods or services directly to consumers primarily for on-site purchase, use, or enjoyment, and that typically generates regular customer visits and pedestrian activity. General retail and service uses operate within enclosed buildings, utilize light-duty vehicles for deliveries, and do not involve outdoor storage, heavy equipment, bulk materials, or industrial processing. Examples include apparel stores, pharmacies, bookstores, personal care services, financial institutions, household goods stores, coffee shops, and similar establishments serving the general public.

Retail & Service, Heavy is a retail or customer-service establishment that sells goods, equipment, vehicles, or materials that are bulky, heavy, or require outdoor display, storage, or frequent loading using medium- to heavy duty vehicles. Heavy retail and service uses may involve greenhouse or yard areas, fleet or equipment storage, outdoor merchandise display, or limited assembly and repair functions that are incidental to the principal retail or service activity. Examples include home improvement stores, building materials and lumber yards, farm and construction equipment sales and rental, manufactured home sales, outdoor power equipment sales and repair, and similar establishments serving residential, commercial, or contractor customers.

~~*Service station* means any building or land used for the sale or retail of automobile fuels, oils and accessories, including lubrication of automobile and~~

~~replacement or installation of minor parts and accessories, but not including major repair work such as motor replacement, body and fender repair or spray painting.~~

Tobacco or Vapor Lounge is an establishment where the primary use is the on-site consumption of tobacco, vaporized liquids, or other legally permitted smoking or vaping products (except for marijuana products), with or without the retail sale of such products for on-site consumption. Tobacco, Hookah, or Vapor Lounges may provide indoor seating areas or social environments for patrons and may offer packaged beverages or prepackaged snacks as accessory uses. The on-premises consumption of alcoholic beverages is permitted only if the establishment also holds any required alcoholic beverage license. This use is distinct from Tobacco, Vapor, and Nicotine Retail Establishments, which are retail-focused and do not permit on-premises consumption.

Tobacco, Vapor, and Nicotine Retail Establishment is a retail establishment whose principal business is the sale of tobacco products, vaping products, e-cigarettes, nicotine delivery devices, or accessories. This use is subject to distance separation requirements from schools, public facilities, and youth-serving uses.

Proposed Updates to Sec. 50-14. Permitted Accessory Uses.

Staff proposes the following modifications or additions to the Sec. 50-14. Permitted accessory uses.

Sec. 50-14. Permitted accessory uses and structures.

(a) ~~Any structure, vehicle or device may be allowed as an accessory use or structure if it meets the definition of accessory use or building contained in these regulations. Such uses may include, but are not limited to, the following~~: **General**. Accessory uses and accessory structures are permitted in any zoning district where a principal use is lawfully established, provided such uses and structures meet the definitions of accessory use and accessory structure contained in these regulations and comply with all applicable standards of this Code. Accessory uses and structures shall be clearly incidental and subordinate to the principal use and located on the same lot. Accessory uses and structures shall not be established prior to the principal use or structure unless expressly authorized by this Code. Other accessory uses not specifically listed may be approved by the Director of Community Development upon a determination that such use is customary, incidental, and subordinate to a permitted principal use and consistent with the intent of this Code.

(b) Residential Districts – Accessory Buildings and Structures. On ~~all~~ property zoned residential, ~~all~~ accessory buildings and structures shall comply with the following ~~regulations~~ standards ~~unless a conditional use permit has been issued for the accessory building, pursuant to section 50-445 of these zoning regulations~~:

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

(1.) **Timing of Construction**. ~~An accessory building shall not be constructed on a lot until the principle structure has been constructed.~~ No accessory structure shall be constructed on a lot prior to the construction or lawful establishment of the principal structure.

(2.) **Number of ~~a~~Accessory ~~b~~Buildings**. ~~allowed~~: No more than two (2) accessory buildings shall be ~~located~~ permitted on ~~a~~ any lot.

(3.) ~~Size of accessory buildings allowed~~: **Maximum Floor Area**. ~~No a~~Accessory buildings shall ~~cover~~ not ~~a land area~~ exceed~~ing 720 square feet and a second accessory building shall not cover a land area exceeding 120 square feet~~. the following maximum ground floor areas:

i. One (1) accessory building may be up to (720) square feet in area.
ii. A second accessory building shall not exceed (120) square feet in area.

(4.) **Maximum ~~h~~Height**. ~~of accessory buildings:~~

i. ~~An accessory building covering a land area of 720 square feet or less shall not have a height greater than the principle building on the property or 15 feet, whichever is less.~~ **Buildings 120 square feet or less:** Maximum height of eight (8) feet.
ii. ~~An accessory building covering a land area of 120 square feet or less shall not exceed eight feet in height.~~ **Buildings greater than 120 square feet:** Maximum height shall not exceed the height of the principal building or fifteen (15) feet, whichever is less

(5.) **Exterior Materials**. ~~Allowed:~~

a. **Accessory buildings greater than 120 square feet**. ~~The exterior materials of an accessory building covering more than 120 square feet of land area shall be the same as the exterior materials on the principle building. Alternative exterior materials may be approved by the director of community development if such materials are durable, similar to the exterior materials on the principle building, and of a type commonly used in residential construction in Raytown~~. Exterior materials shall be the same as, or visually compatible with, the exterior materials of the principal building. Alternative materials may be approved by the Community Development Director or their designee upon a determination that the materials are durable, of similar appearance and quality, and commonly used in residential construction within the City.

b. **Accessory buildings 120 square feet or less.** ~~The exterior on an accessory building that is 120 square feet or less shall consist of one of the following materials:~~ Exterior materials may include:

i. Prefabricated metal shed kit;
ii. Wood siding;
iii. Cement fiber siding;
iv. Clear fiberglass siding commonly used for greenhouses;
v. ~~Other exterior materials approved by the director of community development if such materials are durable, similar to the exterior materials on the principle building, and of a type commonly used in residential construction in Raytown.~~ Other durable materials approved by the Community Development Director or their designee that are similar in appearance and quality to materials commonly used in residential construction in the City.

(6.) **Setbacks and Placement**. ~~Accessory buildings shall comply with all other applicable regulations and codes of the City of Raytown.~~ Accessory structures shall comply with the accessory structure setback requirements of the applicable zoning district and shall not be located within any easement unless expressly permitted by the City Engineer and/or Community Development Director or their designee.

(7.) **Use Limitations.** Accessory structures shall not:

a. Be used for dwelling or sleeping purposes unless specifically permitted by this Code;
b. Contain full kitchen facilities unless expressly permitted by this Code; and
c. Be occupied or operated as an independent principal use.

(8.) **Permit Requirements.** A zoning and building permit shall be required for the construction or placement of any accessory structure greater than (200) square feet in floor area, unless otherwise exempted by the building code. Accessory buildings or structures (200) square feet or less may be exempt from building permit requirements but shall comply with all applicable zoning regulations.

(9.) **Compliance with Other Codes**. All accessory uses and structures shall comply with all other applicable City codes and regulations, including building, fire, and property maintenance codes.

(c) **Residential Districts – Accessory Use Operational Standards.** ~~On all property zoned residential, all a~~Accessory uses in residential districts shall comply with the following regulations:

(1) **Recreational Vehicles and Equipment Storage.** ~~Storage of recreational equipment and vehicles such as boats, camping trailers or motor homes is permitted, provided that they shall not be utilized for living purposes, except for the convenience of temporary lodging only for a period of two weeks each year and, when stored on a residential lot as personal property of the occupant, shall not be located within the right-of-way of any dedicated street or less than five feet from any property line, as long as such storage is on a paved surface.~~ Outdoor storage of recreational vehicles and equipment owned or leased by the occupant is permitted, including boats, camping trailers, travel trailers, and motor homes, subject to the following:

a. Such vehicles and equipment shall not be used for dwelling or sleeping purposes, except for temporary lodging for a period not to exceed (14) cumulative days per calendar year.
b. Stored vehicles and equipment shall not be located within any public right-of-way.
c. Stored vehicles and equipment shall be located at least (5) feet away from any property line.
d. Storage shall occur only on a paved or otherwise approved all-weather surface.
e. This provision shall not be interpreted to allow commercial vehicle storage unless otherwise permitted by Code.

(2) **Guest Accommodations**. Guest rooms or guest houses located within a permitted accessory building are allowed, provided that: ~~houses (without kitchen facilities) or~~

~~rooms for guests in a permitted accessory building, provided that such facilities are used for the occasional housing of guests of the occupants of the principal building and not as rental units for permanent occupancy as housekeeping units.~~

a. No full kitchen facilities are provided;
b. The space is used only for occasional, non-compensated lodging of guests of the occupants of the principal dwelling;
c. The space shall not be leased or rented and shall not be used for permanent or long-term occupancy;
d. The use shall not function as a separate dwelling unit.

(3) **Outdoor Storage.** Outdoor storage ~~shall not be permitted as an accessory use, except as specifically permitted in the district regulations.~~ as a principal or accessory use is prohibited in residential districts, except where expressly permitted by this Code. This restriction shall not be interpreted to prohibit:

a. Customary residential yard items.
b. Recreational equipment stored in compliance with Sec. 50-14.c.1.
c. Refuse and recycling containers.
d. Garden and lawn equipment in active use.
e. Temporary construction materials during an active permitted project.
f. Other accessory uses customarily incidental to residential occupancy.

(d) **Residential Accessory Structures (Non-Building) Standards**. ~~On all property zoned residential, all accessory structures other than accessory buildings shall comply with the following regulations unless approved as part of a planned zoning overlay district or a conditional use permit has been issued for the accessory structure, pursuant to section 50-445 of these zoning regulations:~~

~~(1) Statuary, arbors, trellises, barbecue stoves, flagpoles, fences and walls constructed in accordance with these zoning regulations, bathhouses and swimming pools that are enclosed by a security-type fence as approved by the community development director, regardless of whether the pool is above or below ground.~~

~~(2) Pens, kennels, or other enclosures used for the keeping of animals are permitted, subject to the following conditions:~~

~~a. No pen, kennel or other enclosure for the housing of dogs or cats shall be kept or maintained within 15 feet of the nearest portion of any building occupied by or in any way used by human beings, other than the dwelling occupied by the owner or keeper of the dogs or cats, or within ten feet of any property line.~~

~~b. No chicken coop, dove cote, rabbit hutch or other yard establishment for the housing of fowl or small animals, except dogs and cats, shall be kept or maintained closer than 100 feet to the nearest portion of any building occupied by or in any way used by human beings, other than the dwelling occupied by the owner or keeper of the animals or fowl, or within 25 feet of any property line.~~

~~c. No pen, kennel or other enclosure used for the keeping of animals shall exceed 216 square feet.~~

(1) Accessory structures that are not buildings are permitted subject to applicable setbacks, height limits, design standards, and safety regulations, including:
   a. Statuary and decorative features.
   b. Arbors, trellises, pergolas, and gazebos.
   c. Barbecue and outdoor cooking structures.
   d. Flagpoles.
   e. Fences and walls.
   f. Play equipment and playground structures.
   g. Swimming pools, spas, and hot tubs.
   h. Bathhouses and incidental pool equipment structures.
   i. Sport and recreation courts.

(2) Swimming pools are subject to performance standards found in residential zoning districts use regulations.

(e) **Animal Enclosures.** Accessory structures used for the keeping, sheltering, or confinement of animals customarily permitted in residential districts — including kennels, pens, coops, hutches, runs, lofts, and similar enclosures — shall be permitted only when clearly incidental and subordinate to the principal residential use and shall comply with the standards of this subsection, in addition to all applicable animal control and nuisance regulations of the City. For purposes of this subsection, required separation distances shall be measured from the nearest exterior point of the animal enclosure structure to the nearest exterior wall of the referenced building or to the nearest property line, as applicable.

(1) **Enclosures for Dogs and Cats**. Enclosures used for the keeping or housing of dogs or cats, including kennels, and runs, shall comply with the following location standards:
   a. No such enclosure shall be located within (15) feet of any portion of a building occupied by or used for human habitation, except for the dwelling unit occupied by the owner or keeper of the animals.
   b. No such enclosure shall be located within ten (10) feet of any property line.
   c. These standards apply to both covered and uncovered enclosures intended for repeated or ongoing animal confinement.

(2) **Enclosures for Fowel and Small Animals other Than Dogs or Cats**. Enclosures used for the keeping or housing of fowl or small animals — including but not limited to chickens, ducks, doves, pigeons, rabbits, and similar animals permitted by City code — shall comply with the following:
   a. No such enclosure shall be located within one hundred (100) feet of any portion of a building occupied by or used for human habitation, except for the dwelling unit occupied by the owner or keeper of the animals.
   b. No such enclosure shall be located within twenty-five (25) feet of any property line.
   c. This standard applies to coops, dovecotes, hutches, lofts, and similar structures whether permanent or movable, where such structures are regularly used to house animals.

(3) **Maximum Size of Enclosures**. No individual animal enclosure structure shall exceed (216) square feet in ground floor area. Multiple smaller enclosures shall not be arranged or constructed in a manner that effectively creates a larger unified enclosure exceeding this limit.

(4) **Sanitation and Nuisance Prevention**. All animal enclosures shall be maintained in a clean and sanitary condition and shall be operated in a manner that does not create a public nuisance, including but not limited to excessive odor, noise, pest attraction, or waste accumulation. Failure to maintain sanitary conditions shall constitute a violation of this code.

(5) **Other Applicable Regulations. Nothing in this subsection shall be interpreted to authorize**:

a. The keeping of animals not otherwise permitted by City code;
b. Commercial boarding or breeding operations or;
c. Animal keeping that violations animal control, health, or nuisance regulations.

Animal enclosures shall remain subject to all applicable City codes and enforcement provisions.

Sec. 50-22. Permitted Temporary Uses.

Staff proposes the creation of Sec. 50-22, a new section of the Municipal Zoning Code, for the purpose of identifying and regulating permitted temporary uses.

Section 50-22. Permitted Temporary Uses.

a. **Purpose:** Temporary uses are intended to allow short-term activities that serve community needs, seasonal demand, or special events, while ensuring compatibility with surrounding land uses and protecting the public health, safety, and welfare.
b. **Applicability:** The following temporary uses are permitted in all zoning districts unless specifically restricted to specific districts. All temporary uses shall comply with the standards and time limits of this section and with all other applicable regulations of the zoning district in which the use is located. Temporary uses shall not be considered permanent uses of land and shall not establish vested rights.
c. **Permitted Temporary Uses:** The following temporary uses are permitted by right or with administrative approval, as noted:
    1. **Carnivals and Circuses**
    Carnivals, circuses, and similar temporary amusement uses may be approved by the Director of Community Development or designee, subject to reasonable conditions to protect public safety and minimize impacts on surrounding properties.
        a. Such uses are not required to comply with bulk or lot-size requirements;
        b. Structures, rides, tents, or equipment that may obstruct the vision of motorists shall not be located within 30 feet of the intersection of the curb lines of any two streets; and
        c. The duration and operating conditions shall be specified as part of the administrative approval.

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2. **Christmas Tree Sales**
   Seasonal Christmas tree sales are permitted in business and industrial zoning districts for a period not to exceed 45 consecutive days.
   a. Temporary displays are not required to comply with yard or setback requirements;
   b. No trees or related structures shall be placed in a manner that obstructs the vision of traffic within 30 feet of the intersection of the curb lines of any two streets; and
   c. All temporary structures and unsold materials shall be removed upon expiration of the approved period.
3. **Garage, Yard, and Rummage Sales**
   Garage sales, yard sales, and rummage sales conducted as accessory residential activities are permitted subject to the following limitations:
   a. Such sales shall not exceed five (5) consecutive days per occurrence; and
   b. No more than four (4) occurrences per calendar year shall be permitted per property.
4. **Fireworks Stands**
   Temporary fireworks stands are a permitted temporary use within the City of Raytown, subject to the following:
   a. Fireworks stands shall be regulated in accordance with Chapter 20, Article II of the Raytown Municipal Code, and all other applicable ordinances;
   b. Review, permitting, location approval, operational standards, and enforcement shall be administered by the Fire Code Official;
   c. Compliance with Ordinance does not relieve any fireworks stand from meeting applicable fire, safety, and operational requirements; and
   d. In the event of a conflict between this Ordinance and Chapter 20, Article II, the provisions of Chapter 20, Article II shall control.
5. **Construction-Related Temporary Uses**
   Temporary construction trailers, offices, material storage areas, and equipment staging areas associated with an active, permitted construction project. Such uses may remain for the duration of the construction permit.
6. **Temporary Events and Community Activities**
   Festivals, fairs, farmers markets, block parties, charitable events, and similar civic, cultural, or community activities may be approved by the Director of Community Development or designee,

subject to reasonable conditions to protect public safety and minimize impacts on surrounding properties.

7. **Temporary Outdoor Sales and Promotional Events**
   Temporary outdoor sales, sidewalk sales, or promotional activities conducted by a lawfully established business on the same site, provided such activities are accessory to the principal use are permitted.
8. **Temporary Uses on Vacant or Underutilized Property**
   Short-term interim uses intended to activate vacant or underutilized sites, including pop-up retail, temporary art installations, outdoor seating areas, or similar low-impact uses, provided the use is compatible with surrounding development are permitted.
9. **Temporary Parking Areas**
   Temporary parking areas established to serve an approved temporary use or special event.
10. **Emergency and Public Safety Uses**
    Temporary shelters, emergency command centers, or public safety facilities established in response to natural disasters, emergencies, or declared states of emergency.
11. **Temporary Signs and Structures**
    Temporary signs, tents, canopies, and similar structures associated with an approved temporary use, subject to applicable sign, building, fire, and safety regulations.

d. **General Standards:** All permitted temporary uses shall comply with the following standards unless otherwise stated:
   1. Temporary uses shall not create excessive noise, traffic congestion, glare, dust, or other conditions detrimental to surrounding properties;
   2. Adequate access, parking, and pedestrian safety shall be provided;
   3. Temporary structures shall comply with applicable building, fire, and safety codes;
   4. All temporary structures, equipment, and materials shall be removed promptly upon expiration of the approved time period; and
   5. The site shall be restored to its original condition, reasonable wear excepted.

e. **Administrative Authority:** The Director of Community Development or designee is authorized to administer and enforce this section and may impose reasonable conditions necessary to ensure compliance with this Ordinance and to protect the public health, safety, and welfare.

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Proposed Updates to Sec. 50-107(a) & (b). Land Use Table.

Staff proposes the following modifications and additions to Sec. 50-107(a) & (b) – Land Use Table:

Sec. 50-107. Land use table.

(a) *Generally.* The following land use table identifies uses that are either permitted by right, require approval of a conditional use permit or are not allowed in each of the applicable districts. Many of the uses are defined in section 50-4. Any uses that are not defined in section 50-4 shall be given their common meaning.

(1) Permitted (allowed by right). Uses identified in a zoning district column of the Use Table with a "P" are "permitted by-right" and shall be permitted in such zoning district, subject to such special use regulations as may be indicated in the "conditions" column and all other requirements of this article.

(2) Conditional uses. Uses identified in a zoning district column of the Use Table with a "C" are "conditional uses" and shall be permitted in such zoning district if reviewed and approved in accordance with the standards of article V of this chapter. Conditional uses shall be subject to such special regulations as may be specified in article V of this chapter and all other requirements of the city Code.

(3) Not permitted. Uses not identified in a zoning district column of the Use Table as permitted by-right or by conditional use are not allowed in such zoning district unless otherwise expressly permitted by other regulations of the city Code.

(4) Conditions. A number in the "conditions" column of the Land Use Table refers to standards applicable to a particular use in one or more of the districts in which such use is allowed. The referenced regulations appear in subsection (b) of this section.

	ZONING DISTRICTS															
USES	Residential Districts				Nonresidential Districts				Overlay Districts							
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	Conditions
~~Accessory uses~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~		~~P~~	~~P~~			~~P~~	~~(6,) (11), (27)~~
Adult book store												P			P	(15)
Adult day care	C	C	C		P				P			P			P	(12)

Adult entertainment establishment												P			P	(15)
Adult mini-motion picture theater												P			P	(15), (29)
Adult motion picture theater												P			P	(15)
Agriculture	P	P	P	P	P	P	P	P	P	P		P				
Airports and aviation fields including helicopter pads							C									(11), (29)
~~Amusement parks~~					~~C~~		~~C~~									
Animal Care, General					C	P	P		P							~~(13)~~
Animal Care, Limited					C	P	P		P			P				~~(13)~~
Animal Hospital or Clinic					P	P	C		P							
~~Arenas~~					~~C~~		~~C~~									~~(29)~~
Art Galleries					P	P			P			P				(5), (29)
Artisan Production					P	P	P		P			P				
Assembly, Large					C	P	P		C							(29)
Assembly, Small					P	P	P		P							(29)
~~Assembly Rooms~~					~~C~~		~~C~~									~~(29)~~
~~Athletic Fields~~					~~C~~		~~C~~									
~~Auction Facilities~~					~~C~~		~~C~~									~~(29)~~
Auditorium or Stadium							P		~~P~~			P				(13), (29)
~~Bakery, Retail~~					~~P~~	~~P~~			~~P~~							~~(10), (11)~~
Bar					P	P	P		P			P				
Bed and Breakfast homes with or without a related tearoom	C	C	C													
~~Boat sales~~						~~C~~	~~C~~									
Brewpub					P	P	P		P			P				
Camps								~~P~~	~~P~~			~~P~~				
Car wash					C	C	C					P				
Cemeteries, crematories, and mausoleums	C	C	C	C	C	C	C	C								
Churches, chapels, mosques, synagogues, temples, and other places of religious assembly	P	P	P	P	P	P	P		P			P				(3), (10), (11), (29)
College or university							P		P			P				~~(13),~~ (29)
~~Commercial and retail uses that are not permitted by~~					~~C~~	~~C~~	~~C~~	~~C~~								

~~district regulations~~																
Commercial School, General					C	P	P		C							
Commercial School, Intensive							P									(31)
Commercial School, Limited					P	P	P		C							
Communications towers	C	C	C	C	C	C	C	C	C							(16)
Condominium dwelling containing more than two household condominium dwellings			C									P	P			(17)
Construction Sales and Service							P		~~P~~			P				~~(13),~~ (26)
Convenience Store~~s~~					P	P	P		P			P				~~(13),~~ (26)
Craft Brewery					C	P	P		~~P~~							(29)
Cultural Service							P		P			P				~~(13)~~
~~Dance halls, discotheques, and n~~Night club					C	C			C							(29)
Day care center					P				P			P				(12), (29)
~~Dormitories and fraternity or sorority houses~~		C	C													~~(29)~~
Drive-In Theater						P			P			P				(11)
Drive-through restaurants					P	P										
~~Dwelling, Large group living~~	~~C~~	~~C~~	~~P~~		~~P~~				~~P~~			~~P~~				~~(9)~~
~~Dwelling, Small group living~~	~~P~~	~~P~~	~~P~~						~~P~~		~~P~~	~~P~~				~~(2)~~
Electric Vehicle Charging Facility, Public or Private					P	P	C		C		P					
~~Equipment Sales~~						~~C~~	~~P~~					~~P~~				
Event Venue					C	P	P		C							
~~Exhibit Hall~~					~~C~~		~~C~~									~~(29)~~
Financial Institutions					P	P										
Food/bakery product manufacturing							P		P			P				
~~Fortunetellers, palm readers, psychics, tarot card readers and similar uses~~						~~C~~										
Foster homes	P	P	P						P			P				

~~Fraternal club, service club, private club and/or tavern~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~								~~(29)~~
Golf courses	P	P	P				P		P			P			P	(4), (13)
Golf-driving, commercial or illuminated						C										
Government Uses, including but not limited to police station, fire station, emergency medical services	C	C	C	C	P	C	P		P			P			P	(13)
Group day care home					P				P			P			P	(12)
Group home	C	C	C													
Group Living, Large	C	C	P		P				P			P				(9)
Group Living, Small	P	P	P						P			P				(2)
Home-Based Work	P	P	P	P	P	P	P		P		P	P	P	P		(11), (13), (29)
Hospital						P	P		P		P	P	P	P		(7)
Hotel or Motel					C	P	P		P			P			P	(11), (13)
Indoor Training and Simulation Facility					C	P	P		P			P			P	
Junk yards or salvage yards							C									(18)
Kennels						C	C									(19)
Laundry					P	P			P			P			P	(11)
Laundry Service					P		P		P			P				(13)
Liquor Sales, Package					P	P										(25)
Manufactured without a permanent foundation				P								P				~~(13)~~
Manufacturing and Assembly							P		P			P				(13)
Marijuana Dispensary Facility					C	P			C							Sec. 50-583; Sec 50-584
Marijuana Cultivation Facility							P									Sec. 50-585
Marijuana Testing Facility							P									Sec. 50-585
Marijuana Transportation Facility							P									Sec. 50-585

Marijuana-Infused Products Transportation Facility							P									Sec. 50-585
Marijuana Microbusiness Wholesale Facility							P									Sec. 50-585
Marijuana Microbusiness Dispensary					C	P			C							Sec. 50-583; Sec 50-584
Mobile Homes				P					P			P				
Modular Home	P	P	P	P												
Mortuaries					P	P			P			P			P	(11)
Motorcycle sales and service						P			P			P			P	(11)
Motor Vehicle Fueling Station					C	P	P									
~~Multi-household buildings~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~									
~~Multi-household dwellings (i.e., communes)~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~									
Museums	C	C	C		P				P			P				(29)
~~Nursery or Garden Center~~						~~P~~			~~P~~			~~P~~			~~P~~	~~(11)~~
Personal Instruction, Limited					P	P	C		P							
Personal Instruction, General					P	P	P		P							
Professional Offices					P	P			P			P			P	(11)
~~Outdoor Gun Clubs~~ Shooting Range						C										
~~Outdoor storage uses~~						~~C~~	~~C~~									
Parking Lot, Commercial							P		~~P~~			P				~~(13)~~
Parks and Recreation - Public	P	P	P	P	P	P	P	P	P			P				~~(13)~~
Penal, reformatory or other correctional uses				~~C~~		C										(29)
Personal Care					P	P	C		P			P				
~~Pharmacy~~					~~P~~	~~P~~			~~P~~			~~P~~			~~P~~	~~(11)~~
Pitch and putt or miniature golf courses						C	C		P			P				
Pre-schools, nursery schools, children's day care or facilities	C	C	C													(29)

of five persons but not more than ten persons																
~~Printing and Publishing~~	~~P~~	~~P~~	~~P~~						~~P~~			~~P~~				~~(6)~~
~~Private swimming pools~~	~~P~~	~~P~~	~~P~~						~~P~~			~~P~~				~~(6)~~
Public and private resource recycling centers not involving any hazardous or toxic waste						C	C									
Racetracks							C									(29)
Recreation and Entertainment, Indoor					P	P	P		P			P				(13), (29)
Recreation and Entertainment, Outdoor					C	P	P		P			P				(13), (29)
~~Repair Service~~					~~P~~		~~P~~		~~P~~			~~P~~				~~(13)~~
Research Service							P		P			P				(13)
Residential Care Facility	C	C	P		P				P			P			P	(9)
Residential or outpatient facilities for the treatment of alcohol or drug abuse	C	C	C	C	C	C	C	C								
Restaurants					P	P			P			P			P	(11), (29)
Retail ~~store or shop~~ & Service, General					P	P	C		P			P			P	(11), (29)
Retail & Service, Heavy					C	P	P					P				(11), (29)
Riding stable (private)					C		C									(20)
Riding stable and academy (public)					C		C									(21)
Schools, private or parochial and non-profit	C	C	C	C	C	C	C	C								(29)
~~Service stations~~					~~C~~	~~C~~										
Single-household dwellings	P	P	P						P		P	P				(1)
Studio, Television or Film							P		P			P				(14)
~~Swimming pools, public or commercial~~					~~C~~											~~(29)~~
Tattoo parlors and					C	C										

body-piercing businesses																
~~Temporary Uses~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~(22)~~
Tobacco or Vapor Lounge					C	P			C							
Tobacco~~,~~ ~~or Vape/E-cigarrette Product Sales~~ Vapor, and Nicotine Retail Establishment					~~P~~C	P										(24)
Transit Facility							P		P			P				(14)
Two-household condominium dwellings		P	P						P			P				(9), (15)
Two-household dwellings		P	P						P			P				(9), (15)
Utility, Major	C	C	C	C			C			C	C	C	C		C	(30)
Utility, Minor							P		P			P				(14)
Vehicle and Equipment Rental					C	C	C									
Vehicle Sales, New or Used						C	C					P				(28)
Vehicle Repair, General						C	P									
Vehicle Repair, Limited						C	P		P			P				(14)
Vehicle/Equipment Storage Yard						~~C~~	C									
Veterinary and small animal hospitals with outdoor containment						C	P									
~~Vocational School~~							~~P~~		~~P~~			~~P~~				~~(14), (29)~~
Warehouse, residential storage							P									
Warehousing and Wholesale							P		~~P~~			P				(14), (29)
Water towers	C	C	C	C	C	C	C									

(b) *Land use conditions.* The following standards shall apply to permitted, conditional and accessory uses:

(1) Single-household dwellings, excluding manufactured or mobile homes, shall have a permanent foundation.

(2) Dwellings used for small group living shall be subject to the following requirements:

a. No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.

b. No dwelling used for small group living shall be located within 1,200 feet of another dwelling used for group living, large or small, or a residential care facility, as measured from the nearest property line to the nearest property line.

c. No traffic shall be generated by such group home between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such group home shall be met by off-street parking areas not located in a required front yard.

d. The dwelling shall meet all requirements of the city's adopted codes relating to the safety of occupants, including, but not limited to building and fire codes.

~~(3) Churches chapels, mosques, synagogues and temples shall be located on a minimum of a one acre size lot, if located in accordance with at least one of the following:~~

~~a. On a lot having a sideline common to a public park, playground, or cemetery, or directly across a street from any one of combination of said uses.~~

~~b. On a corner lot having a minimum of 100 feet frontage on one side.~~

~~c. On a lot three sides of which adjoin streets.~~ Reserved.

(4) Golf courses shall be:

a. Used for daytime use only, including accessory clubhouses and related daytime driving ranges. This requirement shall not be applicable to independent golf driving ranges, pitch and putt or miniature golf courses.

b. Placed on lots greater than one acre.

~~(5)~~

~~a. Residential accessory uses, including automobile parking areas, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a business or industry, are permitted. Such accessory uses shall not include raising animals, with the exception that one horse per 40,000 square feet lot may be kept in a detached stable. Detached accessory structures should be at least five feet from any property line. Accessory buildings shall not exceed 720 square feet.~~

~~b. Accessory buildings and uses in the NC districts that are customarily incidental to the above permitted uses are allowed, provided there shall be no manufacture, processing or compounding of products other than such that are customarily incidental and essential to such permitted use. Accessory buildings and uses shall be constructed in a style and manner similar to the principal building or use.~~

~~c. In the HC district, accessory buildings and uses customarily incidental to the above uses if they are constructed in a style and manner similar and sympathetic to a principal building or use.~~

~~d. Land in the HC district that is adjacent to a district in which a single-household home is permitted, no article or material stored or offered for sale in connection with uses permitted above shall be stored or displayed outside the confines of a building unless it is so screened by permanent ornamental walls, fences or planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level.~~

~~e. In the HC district, automobile sales and automobile service stations engaged in the sale of gasoline and oil, open display may be permitted of merchandise commonly sold by automobile service stations (e.g., oil, batteries, tires, wiper blades, etc.). No permanent open display will be permitted on sidewalks or public rights-of-way. Such display will be adequately screened from adjacent residential property.~~

~~f. In the Town Square Overlay District, no article or material stored or offered for sale shall be stored or displayed outside the confines of a building unless otherwise approved by the board of aldermen as part of a development plan or is otherwise permitted by a temporary permit governed by section 50-15.~~ Reserved.

~~(6) Private swimming pools, if more than two feet deep, shall be subject to the following conditions and requirements:~~

~~a. They must be located behind the front building line and not less than ten feet from any rear or side lot line, and in the case of corner lots, not less than 15 feet from a side street line and at least 20 feet from a principal building on an adjoining lot.~~

~~b. If located in the side yard, they shall not be less than 40 feet from the front line and not less than 15 feet from the side lot line.~~

~~c. The area in which the pool is located shall be entirely enclosed and separated from adjoining property by a protective fence or other permanent structure of a non-climbable variety at least four feet in height but less than six feet in height.~~

~~d. Such protective enclosures shall be provided with gates equipped with locks, which shall be locked when the pool is not attended.~~

~~e. Adequate pool drainage facilities shall be provided for which the plans and specifications shall be approved by the director of community development department or some other duly qualified individual.~~ Reserved.

(7) Home-based business restrictions and limitations. This category includes no-impact home-based businesses and home-based work, each with its own standards as noted below:

a. Home-based work.

i. Shall only be engaged in the sale of lawful goods and services, compliant with Missouri State Statute (RSMo) sections 71.990 and 89.500.

ii. The activities of the business take place primarily or entirely outside the residential dwelling and its associated yard area.

iii. This use category includes, but is not limited to, contractors (plumbers, electricians, painters, HVAC technicians, and other similar construction businesses), event planners, door to door salesmen, caterers, independent operators (includes tractor units and tow trucks but does not confer the right to operate vehicle storage lots or tow lots at the residential dwelling address and its associated yard area), health care professionals (visiting nurses and aides), wholesalers and distributors.

iv. Any vehicles related to the business such as tow trucks, box trucks, large vans, and semi-tractor units, do not exceed both the number permitted or the maximum gross vehicle weight rating limit in residential areas.

v. Business licenses and use permits shall be required for all businesses in this category. No determination of impact is required as these businesses are not primarily conducted at the place of residence.

b. No-impact home-based businesses.

i. Shall only be engaged in the sale of lawful goods and services, compliant with Missouri State Statute (RSMo) sections 71.990 and 89.500.

ii. No-impact home-based businesses, primarily occurring at the place of residence as defined in section 50-4 of this chapter, are permitted to operate within the city limits of Raytown.

iii. For the city to determine that the home-based business is a no-impact home-based business, the city requires the property owner or tenant to submit the information set forth in chapter 10, article XVIII, home-based businesses. Upon review of the information, the city may issue a no-impact home-based business certificate if it is determined that the home-based business is a no-impact home-based business.

iv. A no-impact home-based business must be incidental and subordinate to the principal residential use of the premises. This provision shall not be interpreted as allowing an accessory building, accepted by the usual permitting process for any residential accessory building.

v. The owner or operator of a no-impact home-based business must be an owner or tenant of the residence and must reside at the residence.

vi. The owner or operator of an no-impact home-based business may employ others to work in the home-based business. The owner or operator of the no-impact home-based business may employee others to work in the home-based business but total occupancy cannot exceed occupancy limit of the dwelling unit.

vii. The no-impact home-based business may be partially conducted in a legally existing detached accessory building.

viii. No impact home day care and adult day care businesses shall follow all provisions in this section in addition to the following:

1. Have a valid, current, license from the appropriate State of Missouri permitting agency for such type of facility that establishes the maximum number of persons under care at one time, not to exceed the occupancy rating of the dwelling unit.
2. Accessory buildings may not be used as care facilities for day care or adult care businesses.

3. Sufficient off-street parking spaces shall be provided to accommodate the total number of employees that provide the care.

ix. Outdoor storage of materials or equipment used in a no-impact home-based business shall not be permitted anywhere on the property.

x. Alterations to the exterior of the principal residential building shall not be made which will change the character of the residence.

xi. One unlighted wall sign, no larger than eight square feet and mounted directly to the front façade of the dwelling near the principal entryway shall be permitted for a no-impact home-based business. Multiple such businesses do not earn an extra sign beyond the first one. Signs shall be properly maintained at all times.

xii. The owner or operator must provide adequate parking for the no-impact home-based business. Parking for the no-impact home-based business may include the entire driveway or garage of the residence or a paved parking area located behind the front plane of the residence. Adequate parking may also include parking on the street, if on street parking is permitted at this location, between the lot lines of, and on the same side of the street as, the no-impact home-based business. Blocking access to mailboxes, fire hydrants, and driveway entrances is not permitted. If the owner, operator, and/or family members of the owner or operator, employees, clients, or customers routinely park in other locations on the street(s) adjoining the residence, the business shall not be considered a no-impact home-based business. For the purposes of this section, the term 'routinely' shall mean more than twice in any given seven-day period.

c. Home-based businesses that fail to qualify as no-impact home-based businesses.

i. Any home-based business that fails to qualify as a no-impact home-based business under the provisions of subsection "b." shall be deemed to have a substantial impact that exceeds reasonable limits for residential areas. Any such non-qualifying use of property would therefore be subject to full compliance with the land use table in section 50-107 of this Chapter.

ii. The property owner or tenant of a residential dwelling that has had a home-based business fail to qualify as a no-impact home-based business, may file an appeal with the board of zoning adjustment within 30 days challenging the city's determination of impact.

(8) Two-household condominium dwellings as long as they are provided with separate utility connections and are constructed with appropriate zero lot line coverage.

(9) A residential care facility or a dwelling used for large group living, subject to the following requirements:

a. At least 500 square feet of contiguous, compact outside recreation area must be provided for every five residents.

b. The recreation area must be fenced with a fence at least 60 inches in height.

c. Parking. Parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district.
d. No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.
e. No traffic shall be generated by residential care facilities or a dwelling used for large group living between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood.
f. No dwelling used for large group living shall be located within 1,200 feet of another dwelling used for group living, large or small, or a residential care facility, as measured from the nearest property line to the nearest property line.
g. No residential care facility may be located within 1,200 feet of another residential care facility, or a dwelling used for group living, large or small, as measured from the nearest property line to the nearest property line.
h. All other requirements of the R-3 district shall be met.
i. Any residential care facility or dwelling used for large group living must be licensed by the State of Missouri, if applicable.
j. In Districts R-1 and R-2, no more than 16 total residents shall be cared for at any one time.
k. In Districts R-1 and R-2, the applicant must demonstrate that the use will be consistent with the residential character of the neighborhood by presenting information regarding:
    i. The number of residents.
    ii. The number of employees.
    iii. The number of additional vendors or service providers anticipated to visit the home each day, week, and month including but not limited to pharmacy deliveries, barbers, therapists, doctors, food deliveries, transportation of residents, and special activity providers.
    iv. The total number of vehicle trips to and from the home per day, including all of the above.

(10) Any such store or shop must not produce more noise, odor, dust, vibration, blasting or traffic than specifically permitted by these regulations and city policy.

(11) An off-street, unobstructed, paved parking area for the pick up and drop off of participants must be provided.

(12)

a. At least 500 square feet for every five children, of contiguous, compact outside play area must be provided for outside recreation of children.
b. The play area must be fenced with a fence at least 48 inches in height.
c. An off-street, unobstructed, paved parking area for the pick up and drop off of participants must be provided.
d. Any body of water, natural or man-made, must be fenced and secured in accordance with the Raytown Code of Ordinances.

(13)

a. In the industrial district, the entire operation shall be conducted within a fire-rated building or buildings, completely enclosed by walls and roof except that loading docks, service areas and outdoor storage areas may be located outside of a building or buildings, in compliance with the terms of article III, division 7 of this chapter.
b. The activity shall create no noise in excess of that of normal daily traffic measured at the lot line of the premises.
c. The activity shall create no vibration for a period longer than three minutes in any one hour that is perceptible at the lot line of the premises.
d. The activity shall create no dust, dirt, odor or obnoxious gasses, heat and unscreened glare that is perceptible at the lot line of the premises.
e. The activity shall be free from fire hazards and excessive industrial wastes.
f. Each industrial area shall have its own system of streets so that the traffic generated by any industrial use shall flow directly onto a street within the area zoned for industry, hence to empty on any street bordering such area.

(14)All residential units shall be located on floors levels above the first story unless otherwise approved as part of a development plan by the board of aldermen.

(15)

a. Adult entertainment establishments, adult bookstores, adult motion picture theaters or adult mini-motion picture theaters may be located in a commercial district (NC or HC) or industrial district (M) but not within 500 feet of any residential district with an R in its designation (R-1, R-2 or R-3).
b. No adult entertainment establishment, adult bookstore, adult motion picture theater or adult mini-motion picture theater shall be allowed to locate or expand within 1,000 feet of any other similar use.
c. No adult entertainment establishment, adult bookstore, adult motion picture theater or adult mini-motion picture theater shall be allowed to locate or expand within 500 feet of any school, religious institution or public park within the city.
d. The distance between any two adult entertainment establishments, adult bookstores, adult motion picture theaters or adult mini-motion picture theaters shall be measured in a straight line, without regard to intervening structures, from the closest exterior structure wall of each business.
e. The distance between any adult entertainment establishment, adult book store, adult motion picture theater or adult mini-motion picture theater and any religious institution, school, public park or any property zoned for residential use shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the adult entertainment establishment, adult bookstore, adult motion picture theater or adult mini-motion picture theater to the closest property line of the religious institution, school, public park or the property zoned for residential use.

f. No adult entertainment establishment, adult bookstore, adult motion picture theater or adult mini-motion picture theater shall be conducted in any manner that permits the observation of any material depicting, describing or relating to a specified sexual activities or a specified anatomical areas, as defined by these regulations, by display decoration, sign, show window or other opening from any exterior source.

(16)Reserved.

(17)The declaration and all details of covenants, by-laws and administrative provisions pertinent to the maintenance of all buildings, structures, land, and other physical facilities shall be reviewed and approved by the planning commission prior to the issuance of a building permit.

(18)

a. Junk yard or salvage yard shall occupy a minimum lot size of ten acres.
b. All such uses shall be located at least 300 feet from a boundary line or 500 feet from a boundary line if the property adjoins land in districts Low Density Residential (R-1), Medium-Density Residential (R-2), High-Density Residential (R-3) and Elderly Housing Residential District (RE).
c. All such uses shall be completely surrounded on all sides by a fence or wall at least eight feet high. The fence or wall shall be of uniform height, uniform texture and color and shall be maintained so as to ensure maximum safety to the public, obscure the junk or salvage from normal view of the public and preserve the general welfare of the neighborhood. The fence or wall shall be installed in such a manner as to retain all scrap, junk or other materials within the yard. No scrap, junk or other salvaged materials may be piled so as to exceed the height of this enclosing fence or wall.
d. No materials shall be loaded, unloaded, or otherwise placed either temporarily or permanently outside the fence or wall.
e. No hazardous or toxic materials shall be stored or handled in a junkyard or salvage yard unless they are located in such uses on a temporary basis not to exceed 90 days until other disposal can be arranged.

(19)

a. The kennel shall occupy a minimum lot size of five acres.
b. No kennel building or runs shall be located nearer than 200 feet to any property line.
c. All kennel runs or open areas shall be screened completely from view around such areas or at the property lines to prevent the distraction or excitement of the animals.
d. All kennel runs shall be surrounded by a fence of at least eight feet in height.
e. The kennel shall have adequate measures to prevent odor, dust, noise or drainage from becoming objectionable to uses on other properties. No incineration of animal refuse shall be permitted.
f. All state licensing and operation requirements are met.

(20)Riding stable (private) shall not be located less than 100 feet from the front lot line or less than 30 feet from any side or rear lot line. On such lots, there shall not be kept more than one horse, pony or mule for each 40,000 square feet of lot area, provided however, there is a minimum lot

size of two acres, and further provided, however, that when any such stable exists and/or animals as herein provided for are kept, the owner or keeper shall cause the premises to be kept and maintained so as to comply with all state, county and municipal sanitary and health regulations regarding same.

(21) No structure housing horses shall be located nearer than 500 feet to the boundary of any residential district with "R" in its title.

~~(22) Temporary uses. The following temporary uses of land are permitted in each district unless specifically restricted to particular districts and are subject to the regulations and time limits that follow and to the other applicable regulations of the district in which the use is permitted.~~

~~a. Carnivals and circuses. Permits for may be approved with conditions by the director of community development department. Such uses need not comply with the bulk or lot size requirements, provided that structures or equipment that might block the view of operators of motor vehicles on the public streets shall not be located within 30 feet of the intersection of the curb line of any two streets.~~

~~b. Christmas tree sales. Allowed in any business or industrial district for a period not to exceed 45 days. Display of Christmas trees need not comply with the yard and setback requirements of these regulations; provided that no trees shall be placed in such a manner as to obstruct the vision of traffic within 30 feet of the intersection of the curb line of any two streets.~~

~~c. Garage sales, yard sales and rummage sales. Periodic conduct of what is commonly called garage or yard or rummage sales that do not exceed a period of more than five days or on more than four occasions during any calendar year.~~ Reserved.

(23) The annual production of beer by a craft brewery shall not exceed six million barrels.

(24) The following additional criteria shall apply to all businesses classified by Municipal Code section 10-573 as tobacco or vaping/e-cigarette sales stores:

a. Such uses shall not locate within:
   i. 2,600 feet of any other property on which another smoke and tobacco or vaping (e-cigarette) store is located;
   ii. 100 feet of any property legally used as a public park, school, or church.
   iii. 150 feet from a residential zone.

b. The separation distance shall be measured from the primary entrance of the smoke, tobacco, or vaping/e-cigarette store, and from or to the property line of the property containing the public park, school, church or residential property.

c. Separation distance provisions shall not apply to any smoke, tobacco, or vaping/e-cigarette store that can demonstrate that they were in operation at the location requested in the business license application prior to the effective date of the ordinance from which this article is derived.

(25) The following additional criteria shall apply to all businesses classified by Municipal Code section 4-109 or 4-110 as full original package or malt liquor original package liquor stores:

a. Such uses shall not locate within:

i. Highway Commercial zone: 1,000 feet of any other property on which another package liquor store is located;
ii. Neighborhood Commercial zone: 2,600 feet of any other property on which another package liquor store is located;
iii. 100 feet of any property legally used as a public park, school, or church.
iv. 150 feet from a residential zone.

b. The separation distance shall be measured from the nearest outer wall of the package liquor sales store, and from or to the property line of the property containing the public park, school, church or residential property.

c. Separation distance provisions shall not apply to any package liquor sales store that can demonstrate that they were in operation at the location requested in the business license application prior to the effective date of the ordinance from which this article is derived.

(26) Convenience stores shall meet the definition of such stores contained within Municipal Code section 50-4. If such store does not meet the definition, then the use classification shall be the primary contributor to gross receipts of the business and shall meet all code requirements thereof.

(27) Permitted accessory uses shall not include Vehicle Sales. Any vehicle sales incidental to an existing commercial business of any type located in the Neighborhood Commercial, (NC), Highway Commercial (HC), or Manufacturing, (M), Zones, shall require an application for approval of a conditional use permit. Such incidental vehicle sales, if approved by conditional use permit, shall be approved for a specific limited number of vehicles to display at any one time and shall not be subject to the distance separation or number of businesses restrictions contained in land use conditions note (28).

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

a. Such principal use shall not locate or expand an existing operation within 1,500 feet of any other property on which another principal vehicle sales, new or used, business is located; however, the planning commission and board of aldermen may give special consideration to expansion of an existing operation within 1,500 feet of another property with the same principal use if said expansion will improve the overall character of the neighborhood and not increase the overall number of vehicle sales businesses in the city. This shall only occur pursuant to approval of a conditional use permit for the expansion;

b. The separation distance between two such uses shall be measured from the primary entrance of the first vehicle sales business, from or to the primary entrance of the second such business.

c. Separation distance provisions shall not apply to any vehicle sales, new or used, business that can demonstrate that they were in operation at the current physical location prior to the effective date of the ordinance from which this article is derived.

d. Any existing business licensed under this category that has had a change of ownership occur, resulting in the owner of record no longer controlling a majority of the interest in the business, shall be deemed a new business and shall apply for a new business license in accordance with chapter 10 of the Raytown Municipal Code. If the previous owner's business license expired more than six months prior to the new owner filing a business license application to take over control of the business, the new application to change ownership shall not be approved unless all of the requirements of this use table condition can be met, and a conditional use permit has been issued. This shall also apply if the physical use of a specific location for vehicle sales has ceased for a period of six months or more.

e. Spaces dedicated on a property for the placement of vehicles for sale shall be properly marked and provide adequate drive aisles to access all such marked spaces. These spaces shall in no way reduce the required number of parking spaces to be provided for customers, employees, or handicapped.

f. Appropriate signage be placed directly on each vehicle that is for sale that can easily be identified as marking such vehicle for that purpose. Such signage shall be placed on or inside the vehicle's windows and shall not consist of balloons, streamers, or other similar devices.

(29) Uses that commonly involve assemblies of large numbers of persons in a small area may require additional architectural analysis to ensure compliance with the adopted building and fire codes of the city. The director of community development or designated representative may determine that such documentation is required to be submitted for review prior to consideration of approval of a commercial use permit by staff or consideration of a conditional use permit by the planning commission.

(30) Utility, Major.

a. Location. For major utility infrastructure in a residential zone or within 200 feet of a residential zone, the applicant must address the city's preferred locations with a detailed explanation justifying why a site of higher priority was not selected.

b. Setbacks. The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.

c. Screening. Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.

d. Lighting. Proposed lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A photometric plan must be included with any conditional use permit application for the approval of a major utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.

(31) Commercial School, Intensive.

a. Performance Measures:

i. Outdoor Activities and Equipment Yards

1. All outdoor training, maneuvering, loading, or vehicle storage areas shall be located behind the principal structure or otherwise screened from public streets and adjacent residential districts.
2. Outdoor training or maneuvering areas shall be surfaced with an all-weather, dust-free material such as concrete or asphalt, or another material as approved by the City Engineer, Community Development Director, or their designee.

ii. Noise & Hours of Operation

1. Outdoor training activities shall not exceed 100 dBA measured at the property line.
2. Outdoor training activities shall be limited to the hours of 8 a.m. to 6 p.m. when adjacent to residential uses or residential zoning districts.
3. Outdoor training activities shall be limited to the hours of 6 a.m. to 8 p.m. in all other zoning districts.
4. Indoor shop activities involving engines or machinery shall occur within enclosed buildings with closed doors during operation.

iii. Vehicle Circulation & Access

1. A circulation plan demonstrating adequate on-site maneuvering for training vehicles is required.
2. Vehicles associated with training shall not queue, idle, or stage in the public right-of-way.
3. Adequate turnaround space shall be provided so that vehicles do not back onto public streets.

iv. Vehicle & Equipment Storage

1. Vehicle and equipment storage areas shall be screened from view from public streets and adjacent residential uses by solid fencing, walls, or landscaping.
2. Storage of damaged, inoperable, or unregistered vehicles shall be prohibited unless directly associated with vocational training and screened from view.

v. Emissions and Idling

1. Vehicles or equipment used for training shall comply with state and federal idling regulations.

2. No open storage or outdoor handling of fuels, solvents, or hazardous materials shall occur without compliance with applicable fire and environmental regulations.

vi. **Freight Compatibility and Drive Aisles**

1. Minimum drive aisle widths shall accommodate the largest training vehicle anticipated on-site.
2. Truck aprons shall be provided at corners where 53-foot trailers are used for training.
3. Plans submitted with the application shall demonstrate that the largest training vehicle proposed for use on the site can safely access, maneuver within, and exit the property, including all turning movements and circulation areas.

vii. **Screening and Buffering**

1. When adjacent to residential zoning or residential use, a minimum buffer area of 30' and sufficient landscaping, as determined by the Community Development director or their designee, shall be required.
2. Landscape plans are required for all proposed Commercial school, intensive uses.

viii. **CDL Training Facilities**

1. Outdoor training or maneuvering areas shall utilize an all-weather surface and provide appropriate stormwater and erosion control measures consistent with the City of Raytown's Stormwater code and Missouri Department of Natural Resources requirements for stormwater.
2. CDL testing activities shall require separate approval from the appropriate body if the site is to be authorized by the Missouri State Highway Patrol as an Official CDL Test Site.

ATTACHMENTS:

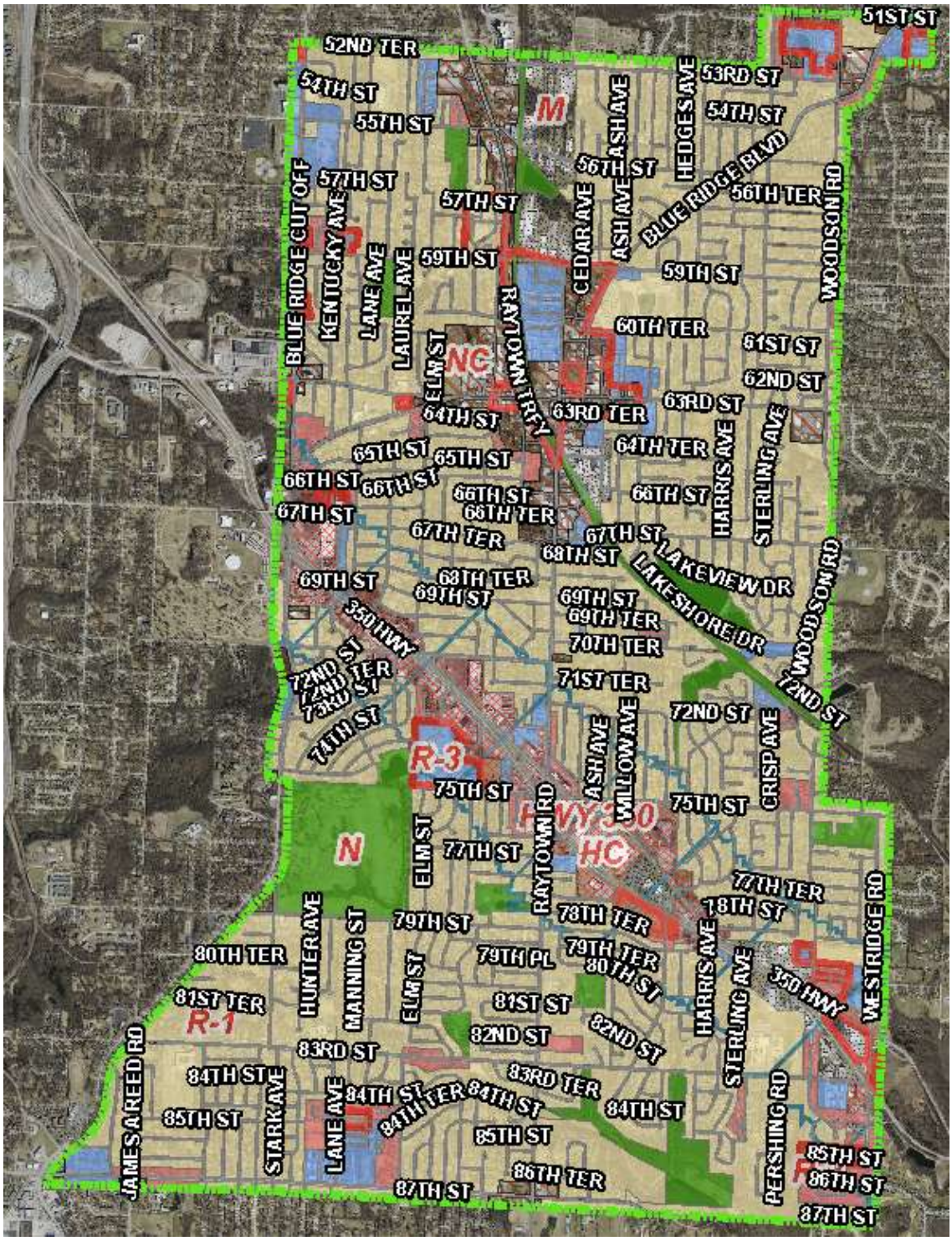
- City Zoning Map
- Affidavits of Publication

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend **APPROVAL** to the Board of Aldermen of this application proposing various amendments to Chapter 50 - ZONING of the Raytown Municipal Code.

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

City Zoning Map:



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 4157413, Public Hearing, Amendment Ch50 Land Use

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

Before the undersigned Notary Public personally appeared Germaine Lambert 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 04/29/2026 edition and ending with the 04/29/2026 edition for a total of 1 publications, and that the date of publications were as follows: 04/29/2026.

Publishers fee: $70.76

By: Germaine Lambert

Sworn to me on this 29th day of April 2026

By: Angela Bridgewater
Notary Public, State of MO
No. 17091312
Qualified in Jefferson County
My commission expires on
March 22, 2029

ANGELA M BRIDGEWATER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jefferson County
My Commission Expires: March 22, 2029
Commission Number: 17091312

Notice of Public Hearings

Affected Property: City-wide

Notice of public hearing is hereby given that the Planning & Zoning Commission of the City of Raytown, Missouri, will hold a public hearing on Thursday, May 21, 2026, at 6:00P.M. at Raytown City Hall, located at 10000 E. 59th Street, to consider a proposed amendment to the Raytown Zoning Ordinance (Chapter 50 of the Municipal Code).

The proposed text amendment would amend the zoning regulations to: **Revise land use definitions and permitted use standards related to accessory structures and accessory uses; update land use permission requirements to align with the city's recently adopted Comprehensive Plan 2040; add new land use definitions and associated performance standards; and remove repetitive provision to improve clarity and readability.**

A copy of the agenda and packet, including a staff report with proposed text amendments, will be available for viewing on the City of Raytown website, www.raytown.mo.us , on Friday, May 15, 2026.

The Raytown Board of Aldermen will also hold a public hearing to consider this amendment, tentatively scheduled for 7:00pm on Tuesday, June 16, 2026.

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

The public is invited to attend the public hearings to ask questions and provide comments. Additional information can be obtained from

the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at shanak@raytown.mo.us.

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

4157413 Jackson Apr. 29, 2026