

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
JUNE 16, 2026
REGULAR SESSION NO. 29
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

ZOOM.US/JOIN
WEBINAR ID: 840 8138 4471
PASSCODE: 236454

Invocation/Pledge of Allegiance
Roll Call

Public Comments

STUDY SESSION

1.

FY 2025-2026 Mid-Year Financial Presentation
Michael Graham, Finance Director

LEGISLATIVE SESSION

2. CONSENT AGENDA

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

- 2a. **Approval of the June 2, 2026 Board of Aldermen meeting minutes.**

REGULAR AGENDA

OLD BUSINESS

3. **SECOND READING: Bill No. 6710-26, Section XIII: AN ORDINANCE AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO ESTABLISH, DEFINE AND REGULATE "ACCESSORY RESIDENTIAL USE," WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.**
4. **SECOND READING: Bill No. 6711-26, Section XIII: AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO THE PAUL CHANEY FOUNDATION TO OPERATE AN "ANIMAL CARE, GENERAL" FACILITY WITH "ACCESSORY RESIDENTIAL USE" AT 6204 ARLINGTON AVE. IN AN NC, NEIGHBORHOOD COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.**

NEW BUSINESS

5. **Public Hearing:** A public hearing to consider a text amendment to Chapter 50 related to Permitted Accessory Uses and Permitted Temporary Uses.
 - 5a. **FIRST READING: Bill No. 6712-26, Section XIII: AN ORDINANCE AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO ADD AND REVISE DEFINITIONS, PERMITTED ACCESSORY USES, PERMITTED TEMPORARY USES AND THE LAND USE TABLE WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.** Point of Contact: Ron Knisley, Community Development Director.
6. **Public Hearing:** A public hearing to consider a conditional use permit for property located at 10000 E. 350 Highway.
 - 6a. **FIRST READING: Bill No. 6713-26, Section XIII: AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO ELLIOTT REED, COCHRAN ENGINEERING, ON BEHALF OF DOBBS TIRE TO OPERATE A "VEHICLE REPAIR, LIMITED" FACILITY AT 10000 E 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.** Point of Contact: Ron Knisley, Community Development Director.
7. **Public Hearing:** A public hearing to consider a text amendment to Chapter 50 related to Marijuana Dispensary Drive-Thru Windows.
 - 7a. **FIRST READING: Bill No. 6714-26, Section XIII: AN ORDINANCE AMENDING CHAPTER 50, ARTICLE XII OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO ALLOW MARIJUANA DISPENSARY DRIVE-THRU WINDOWS TO OPERATE 24 HOURS A DAY WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.** Point of Contact: Ron Knisley, Community Development Director.

COMMUNICATIONS

8. **Communication from the Mayor**
9. **Communication from the City Administrator**
10. **Communication from the Board of Aldermen**

ADJOURNMENT



QUARTER 2 2026

FINANCIAL BUDGET
PRESENTATION



City Of Raytown Combined Statement of Revenues, Expenditures, and Fund Balance Six Months (Unaudited) As of April 30, 2026

Revenue	General Fund	TIF	Transit Sales Tax	Capital Sales Tax	Storm Water	Special Revenue Funds	Sanitary Sewer	Total
Property Taxes	\$ 1,291,556	\$ 191,642	\$ -	\$ 740,573	\$ -	\$ 645,038	\$ -	\$ 2,868,809
Sales Tax	3,076,734	-	904,094	-	61,714	1,172,575	-	5,215,118
Other Taxes	23,681	8,074	-	-	-	-	-	31,756
Franchise Taxes	1,778,696	-	-	-	-	-	-	1,778,696
Permits and Fees	243,718	-	-	-	-	-	-	243,718
Intergovernmental	883,964	-	-	-	6,611	-	-	890,575
Service Charges	43,142	-	-	-	-	31,174	4,417,772	4,492,088
Municipal Court Receipts	314,400	-	-	-	-	-	-	314,400
Reimbursements, Interest, & Misc	225,029	913,231	8,095	42,217	30,563	190,159	163,722	1,573,017
Grants	31,815	-	-	50,000	2,780	224,385	-	308,980
Transfer In	834,433	830,538	-	-	339,604	-	12,760	2,017,335
Total Revenue	\$ 8,747,169	\$ 1,943,486	\$ 912,189	\$ 832,790	\$ 441,273	\$ 2,263,332	\$ 4,594,254	\$ 19,734,493
Expense								
Personal Services	\$ 6,266,884	\$ -	\$ -	\$ -	\$ -	\$ 371,192	\$ 572,015	\$ 7,210,090
Supplies, Services, & Charges	1,035,192	56,079	43,666	1,526	31,551	257,166	2,167,843	3,593,023
Repair and Maintenance	273,482	-	108,443	-	1,279	56,868	94,116	534,187
Contractual Services	-	-	-	-	-	-	-	-
Capital Expenditures	954	-	13,994	1,012,000	473,577	293,285	99,948	1,893,758
Debt Service	-	2,707,593	-	-	-	-	418,653	3,126,246
Utilities	247,547	-	-	-	-	45,138	5,462	298,146
Transfers	451,982	-	188,491	141,368	11,781	946,350	-	1,739,971
Total Expenses	\$ 8,276,040	\$ 2,763,671	\$ 354,594	\$ 1,154,894	\$ 518,187	\$ 1,969,998	\$ 3,358,037	\$ 18,395,420
Net Income/(loss)	\$ 471,129	\$ (820,186)	\$ 557,595	\$ (322,104)	\$ (76,914)	\$ 293,334	\$ 1,236,217	\$ 1,339,073
Beginning Balance	\$ 12,403,764	\$ 4,351,499	\$ 399,811	\$ 2,678,455	\$ 347,940	\$ 3,149,778	\$ 22,955,909	\$ 46,287,156
Ending Balance	\$ 12,874,893	\$ 3,531,313	\$ 957,406	\$ 2,356,351	\$ 271,026	\$ 3,443,112	\$ 24,192,126	\$ 47,626,229

Bonds Outstanding as of April 30, 2026

Fund	Amount
TIF	13,500,000
Sanitary Sewer	2,157,359

City Of Raytown

Combined Statement of Revenues, Expenditures, and Fund Balance

Six Months (Unaudited)

As of April 30, 2026

Revenue	Parks	Public Safety	Risk	Capital Improvement	Total
Property Taxes	\$ 645,038				\$ 645,038
Sales Tax	185,143	987,432			1,172,575
Other Taxes					-
Franchise Taxes					-
Permits and Fees					-
Intergovernmental					-
Service Charges	31,174				31,174
Municipal Court Receipts					-
Reimbursements, Interest, & Misc	26,227	69,975	12,885	81,072	190,159
Grants	224,385				224,385
Transfer In			-		-
Total Revenue	\$ 1,111,967	\$ 1,057,408	\$ 12,885	\$ 81,072	\$ 2,263,332

Expense					
Personal Services	\$ 371,192				\$ 371,192
Supplies, Services, & Charges	50,553	171,190	32,594	2,830	257,166
Repair and Maintenance	56,868				56,868
Contractual Services	-				-
Capital Expenditures	203,072	79,189		11,024	293,285
Utilities	18,696	26,441			45,138
Transfers	17,671	928,678			946,350
Total Expenses	\$ 718,052	\$ 1,205,499	\$ 32,594	\$ 13,853	\$ 1,969,998

Net Income/(loss)	\$ 393,915	\$ (148,091)	\$ (19,709)	\$ 67,219	\$ 293,334
Beginning Balance	694,789	1,210,028	274,402	970,559	3,149,778
Ending Balance	\$ 1,088,704	\$ 1,061,937	\$ 254,693	\$ 1,037,778	\$ 3,443,112

GENERAL FUND

	Original Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Revenue:					
Property Taxes	\$ 1,489,734	\$ 1,489,734	\$ 1,291,556	\$ 198,178	→ 87%
Sales Tax	5,990,000	5,990,000	3,076,734	2,913,266	↓ 51%
Other Taxes	52,000	52,000	23,681	28,319	↓ 46%
Franchise Taxes	3,550,000	3,550,000	1,778,696	1,771,304	↓ 50%
Permits and Fees	629,850	629,850	243,718	386,132	↓ 39%
Intergovernmental	1,483,500	1,483,500	883,964	599,536	→ 60%
Service Charges	87,650	87,650	43,142	44,508	↓ 49%
Municipal Court Receipts	225,070	225,070	314,400	(89,330)	↑ 140%
Reimbursements, Interest, & Misc	714,250	714,250	225,029	489,221	↓ 32%
Grants	209,000	159,000	31,815	127,185	↓ 20%
Transfer In	1,578,866	1,578,866	834,433	744,433	↓ 53%
Total Revenue	\$ 16,009,920	\$ 15,959,920	\$ 8,747,169	\$ 7,212,751	
Expense:					
Personal Services	\$ 12,505,594	\$ 12,505,594	\$ 6,266,884	\$ 6,238,711	↑ 50%
Supplies, Services, & Charges	2,489,241	2,522,918	1,035,192	1,487,726	↓ 41%
Repair and Maintenance	493,715	520,915	273,482	247,434	↑ 53%
Contractual Services	0	0	0	0	
Capital Expenditures	0	0	954	(954)	
Utilities	680,685	680,685	247,547	433,138	↓ 36%
Transfers	820,000	820,000	451,982	368,018	↑ 55%
Total Expenses	\$ 16,989,235	\$ 17,050,112	\$ 8,276,040	\$ 8,774,072	
Net Income/(loss)	\$ (979,315)	\$ (1,090,192)	\$ 471,129		
Beginning Balance	\$ 12,403,764	\$ 12,403,764	\$12,403,764		
Restricted Funds	\$ 1,820,534	\$ 1,820,534	\$ 1,820,534		
Ending Balance	\$ 11,424,449	\$ 11,313,572	\$12,874,893		

PARK FUND

Revenue:	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend	
Property Taxes	\$ 741,191	\$ 741,191	\$ 645,038	\$ 96,153	↑	87%
Sales Tax	505,600	505,600	185,143	320,457	→	37%
Service Charges	52,200	52,200	31,174	21,026	→	60%
Reimbursements, Interest, & Misc	41,600	41,600	26,227	15,373	↑	63%
Grants	2,339,000	2,339,000	224,385	2,114,615	↓	10%
Total Revenue	\$ 3,679,591	\$ 3,679,591	\$ 1,111,967	\$ 2,567,624		

Expense:	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend	
Personal Services	\$ 772,049	\$ 772,049	\$ 371,192	\$ 400,858	↑	48%
Supplies, Services, & Charges	288,950	288,950	50,553	238,397	↓	17%
Repair and Maintenance	120,000	120,000	56,868	63,132	↑	47%
Capital Expenditures	2,449,000	2,934,000	203,072	2,730,928	↓	7%
Utilities	60,300	60,300	18,696	41,604	→	31%
Transfers	35,000	35,000	17,671	17,329	↑	50%
Total Expenses	\$ 3,725,299	\$ 4,210,299	\$ 718,052	\$ 3,492,248		

Net Income/(loss)	\$ (45,708)	\$ (530,708)	\$ 393,915
Beginning Balance	\$ 639,875	\$ 694,789	\$ 639,875
Reestricted Balance	\$ 54,914	\$ 639,875	\$ 54,914
Ending Balance	\$ 649,081	\$ 803,956	\$ 1,088,704

TRANSPORTATION FUND

	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend	
Revenue:						
Sales Tax	\$ 1,750,000	\$ 1,750,000	\$ 904,094	\$ 845,906	↑	52%
Reimbursements, Interest, & Misc	29,000	29,000	8,095	20,905	↓	28%
Grants	-	-	-	-		
Transfer In	-	-	-	-		
Total Revenue	\$ 1,779,000	\$ 1,779,000	\$ 912,189	\$ 866,811		
Expense:						
Supplies, Services, & Charges	\$ 554,900	\$ 459,920	\$ 43,666	\$ 416,254	↓	9%
Repair and Maintenance	503,000	503,000	108,443	394,557	→	22%
Capital Expenditures	241,980	241,980	13,994	227,986	↓	6%
Transfers	368,000	368,000	188,491	179,509	↑	51%
Total Expenses	\$ 1,667,880	\$ 1,572,900	\$ 354,594	\$ 1,218,306		
Net Income/(loss)	\$ 111,120	\$ 206,100	\$ 557,595			
Beginning Balance	\$ 399,811	\$ 399,811	\$ 399,811			
Ending Balance	\$ 510,931	\$ 605,911	\$ 957,406			

CAPITAL SALES TAX FUND

	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Revenue:					
Sales Tax	\$ 1,440,000	\$ 1,440,000	\$ 740,573	\$ 699,427	↑ 51%
Reimbursements, Interest, & Misc	67,000	67,000	42,217	24,783	↑ 63%
Grants	16,800	66,800	50,000	16,800	↑ 75%
Transfer In	561,750	561,750	-	561,750	↓ 0%
				-	
Total Revenue	\$ 2,085,550	\$ 2,135,550	\$ 832,790	\$ 1,302,760	
Expense:					
Supplies, Services, & Charges	\$ 2,800	\$ 2,800	\$ 1,526	\$ 1,274	↑ 55%
Capital Expenditures	1,727,176	1,977,176	1,012,000	965,176	↓ 51%
Transfers	270,000	270,000	141,368	128,632	→ 52%
Total Expenses	\$ 1,999,976	\$ 2,249,976	\$ 1,154,894	\$ 1,095,082	
Net Income/(loss)	\$ 85,574	\$ (114,426)	\$ (322,104)		
Beginning Balance	\$ 2,678,455	\$ 2,678,456	\$ 2,678,455		
Ending Balance	\$ 2,764,029	\$ 2,564,030	\$ 2,356,351		

PUBLIC SAFETY SALES TAX FUND

	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Revenue:					
Sales Tax	\$ 1,900,000	\$ 1,900,000	\$ 987,432	\$ 912,568	↓ 52%
Reimbursements, Interest, & Misc.	75,000	75,000	69,975	5,025	↑ 93%
Total Revenue	\$ 1,975,000	\$ 1,975,000	\$ 1,057,408	\$ 917,592	
Expense:					
Supplies, Services, & Charges	\$ 425,909	\$ 425,909	\$ 171,190	\$ 254,719	↓ 40%
Capital Expenditures	114,820	114,820	\$ 79,189	35,631	→ 69%
Utilities	31,181	31,181	26,441	4,740	↑ 85%
Transfers	1,758,866	1,758,866	928,678	830,188	↓ 53%
Total Expenses	\$ 2,330,776	\$ 2,330,776	\$ 1,205,499	\$ 1,125,277	
Net Income/(loss)	\$ (355,776)	\$ (355,776)	\$ (148,091)		
Beginning Balance	\$ 1,210,028	\$ 1,210,028	\$ 1,210,028		
Ending Balance	\$ 854,252	\$ 854,252	\$ 1,061,937		

RISK MANAGEMENT FUND

	Orginial Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Revenue:					
Reimbursements, Interest, & Misc.	\$ 57,200	\$ 57,200	\$ 12,885	\$ 44,315	↑ 23%
Transfer In					
Total Revenue	\$ 57,200	\$ 57,200	\$ 12,885	\$ 44,315	
	Orginial Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Expense:					
Supplies, Services, & Charges	\$ 53,740	\$ 53,740	\$ 32,594	\$ 21,146	↑ 61%
Total Expenses	\$ 53,740	\$ 53,740	\$ 32,594	\$ 21,146	
Net Income/(loss)	\$ 3,460	\$ 3,460	\$ (19,709)		
Beginning Balance	\$ 274,402	\$ 274,402	\$ 274,402		
Ending Balance	\$ 277,862	\$ 277,862	\$ 254,693		

TIF FUND

Revenue:

Property Taxes

Other Taxes

Reimbursements, Interest, & Misc.

Transfer In

Total Revenue

	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Property Taxes	\$ 100,000	\$ 100,000	\$ 191,642	\$ (91,642)	↑ 192%
Other Taxes	8,500	8,500	8,074	426	↓ 95%
Reimbursements, Interest, & Misc.	1,341,300	1,341,300	913,231	428,069	↓ 68%
Transfer In	1,713,000	1,713,000	830,538	882,462	↓ 48%
Total Revenue	\$ 3,162,800	\$ 3,162,800	\$ 1,943,486	\$ 1,219,314	

Expense:

Supplies, Services, & Charges

Debt Service

Total Expenses

	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Supplies, Services, & Charges	\$ 155,800	\$ 155,800	\$ 56,079	\$ 99,721	↓ 36%
Debt Service	2,925,618	2,925,618	2,707,593	218,025	↑ 93%
Total Expenses	\$ 3,081,418	\$ 3,081,418	\$ 2,763,671	\$ 317,746	

Net Income/(loss)

Beginning Balance

Ending Balance

Net Income/(loss)	\$ 81,383	\$ 81,383	\$ (820,186)
Beginning Balance	\$ 4,351,499	\$ 4,351,499	\$ 4,351,499
Ending Balance	\$ 4,432,882	\$ 4,432,882	\$ 3,531,313

STORM WATER FUND

Revenue:	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Property Taxes				\$ -	
Sales Tax	\$ 458,400	\$ 458,400	\$ 61,714	\$ 396,686	↓ 13%
Reimbursements, Interest, & Misc	25,300	25,300	30,563	(5,263)	↑ 121%
Intergovernmental	-	418,435	6,611	411,824	↓ 2%
Grants	4,402,936	4,402,936	2,780	4,400,156	↓ 0%
Transfer In	150,000	254,609	339,604	(84,995)	↑ 133%
Total Revenue	\$ 5,036,636	\$ 5,559,680	\$ 441,273	\$ 5,118,407	

Expense:	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Supplies, Services, & Charges	\$ 91,900	\$ 118,943	\$ 31,551	\$ 87,392	→ 27%
Repair and Maintenance	133,000	133,000	1,279	131,721	↓ 1%
Capital Expenditures	4,712,403	5,262,642	473,577	4,789,065	↓ 9%
Transfers	22,000	22,000	11,781	10,219	↑ 54%
Total Expenses	\$ 4,959,303	\$ 5,536,585	\$ 518,187	\$ 5,018,398	

Net Income/(loss)	\$ 77,333	\$ 23,095	\$ (76,914)
Beginning Balance	\$ 347,940	\$ 347,940	\$ 347,940
Ending Balance	\$ 425,273	\$ 371,035	\$ 271,026

CAPITAL IMPROVEMENT FUND

	Orginial Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Revenue:					
Reimbursements, Interest, & Misc.	\$ 122,000	\$ 122,000	\$ 81,072	\$ 40,928	→ 66%
Total Revenue	\$ 122,000	\$ 122,000	\$ 81,072	\$ 40,928	

	Orginial Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Expense:					
Supplies, Services, & Charges	\$ 18,950	\$ 18,950	\$ 2,830	\$ 16,121	↓ 15%
Capital Expenditures	-	10,500	11,024	(524)	↑ 105%
Total Expenses	\$ 18,950	\$ 29,450	\$ 13,853	\$ 15,597	

Net Income/(loss)	\$ 103,050	\$ 92,550	\$ 67,219
Beginning Balance	\$ 970,559	\$ 970,559	\$ 970,559
Non-Spendable Funds	\$ -	\$ -	\$ -
Ending Balance	\$ 1,073,609	\$ 1,063,109	\$ 1,037,778

SANITARY SEWER FUND

Revenue:	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Service Charges	\$ 8,642,350	\$ 8,642,350	\$ 4,417,772	\$ 4,224,578	↓ 51%
Reimbursements, Interest, & Misc.	216,227	216,227	163,722	52,505	↑ 76%
Transfer In	-	-	12,760	(12,760)	
Total Revenue	\$ 8,858,577	\$ 8,858,577	\$ 4,594,254	\$ 4,264,322	

Expense:	Orginal Budget	Current Budget	YTD Activity	Remaining Budget	6-Month Trend
Personal Services	\$ 1,094,599	\$ 1,094,599	\$ 572,015	\$ 522,584	↑ 52%
Supplies, Services, & Charges	5,522,443	5,528,602	2,167,843	3,360,759	↑ 39%
Repair and Maintenance	241,800	261,325	94,116	167,209	→ 36%
Capital Expenditures	938,525	1,191,221	99,948	1,091,273	↓ 8%
Debt Service	1,245,543	1,245,543	418,653	826,890	→ 34%
Utilities	20,684	20,648	5,462	15,186	→ 26%
Total Expenses	\$ 9,063,595	\$ 9,341,939	\$ 3,358,037	\$ 5,983,902	

Net Income/(loss)	\$ (205,018)	\$ (483,362)	\$ 1,236,217
Beginning Balance	\$ 6,273,478	\$ 6,273,478	\$ 6,273,478
Restricted Funds	\$ 517,398	\$ 517,398	\$ 517,398
Investment in Capital	\$ 16,165,033	\$ 16,165,033	\$ 16,165,033
Ending Balance	\$ 22,750,891	\$ 22,472,547	\$ 24,192,126

ARPA Funds
Quarter #2 FY26
4/30/2026

	Received	Completed	FY24	FY25	FY26	Total Spent	ARPA Funds	Remaining
	Grant Funds	Projects	Completed	Completed	YTD	ARPA	Budgeted	ARPA
Defered Revenue 2021	2,924,983							
Defered Revenue 2022	2,981,354							
Employee Retention Incentive 2021		340,143				340,143	340,143	-
Employee Retention Incentive 2022		279,343				279,343	279,343	-
Habit for Humanity				119,392	26,985	146,377	200,000	53,623
Flock			42,350	39,000		81,350	120,350	39,000
PD Evidence Room/CD Building				607,862		607,862	607,862	-
Wildwood North Construction				471,261		471,261	471,261	-
53rd Street Utility Project			409,056	240,966		650,022	650,022	-
White Oak West			114,071	64,518		178,589	178,589	-
87th Street Wastewater Equalization Basin Project			24,215	938,832	3,548	966,594	967,409	815
2024 Point Repairs				126,407		126,407	126,407	-
59th Street 5% Contengency				1,936,464		1,936,464	1,936,464	-
MS4 Implementation Services			18,377	10,510		28,887	28,887	-
Totals		619,486	608,069	4,555,212		5,813,299	5,906,737	93,438

Cuurent Balance at 2026-04-30	\$ 5,813,299
Budget Allocation FY22 & FY23	619,486
Budget Allocation FY24	608,069
Budget Projection Allocation FY25	\$ 4,556,027
Budget Projection Allocation FY26	\$ 185,123



INVESTMENTS

CURRENT AS OF 2026-04-30

Current	Investing Organization	Amount	Type of Investment	Term	Annual Interest Rate	Maturity Date	How is Investment Covered (CD - FDIC, Collateral, etc.)
	MOSIP	\$ 2,904,633.61	Liquid	N/A	3.64%	N/A	Missouri Securities Investment Program
	MOSIP	\$ 2,000,000.00	Term	180 Days	3.88%	10/2/2026	Missouri Securities Investment Program
	MOSIP*	\$ 5,000,000.00	CD	365 Days	3.72%	10/7/2026	CD (Certificate of Deposit)
	MOSIP*	\$ 5,000,000.00	CD	365 Days	3.73%	4/6/2027	CD (Certificate of Deposit)
	UMB	\$ 5,000,000.00	CD	270 Days	3.50%	1/2/2027	CD (Certificate of Deposit)
	UMB	\$ 2,500,000.00	CD	365 Days	3.40%	4/2/2027	CD (Certificate of Deposit)

Total	\$ 22,404,633.61
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Average	3.65%
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Prior	MOSIP	\$ 5,227,260.82	Liquid	N/A	5.16%	N/A	Missouri Securities Investment Program
	MOSIP	\$ 1,924,000.00	Term	180 Days	4.51%	3/17/2025	Missouri Securities Investment Program
	MOSIP	\$ 5,110,587.67	Term	180 Days	4.23%	3/17/2025	Missouri Securities Investment Program
	MOSIP*	\$ 1,950,000.00	CD	180 Days	4.66%	3/17/2025	CD (Certificate of Deposit)
	UMB	\$ 5,000,000.00	CD	180 days	3.70%	4/7/2026	CD (Certificate of Deposit)

* Note Current MOSIP CD's are (20+) different CD's with different banks/net rate. Less than \$250K per with average % return shown.



**END of Presentation – Open for
Questions**

MINUTES
RAYTOWN BOARD OF ALDERMEN
JUNE 2, 2026
REGULAR SESSION NO. 28
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

Mayor Michael McDonough called the June 2, 2026, Board of Aldermen Regular Meeting to order at 7:00 p.m. Ray Mabion of Bethlehem Kingdom Center provided the invocation and led the pledge of allegiance.

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

Present: Alderman Greg Walters, Alderman Theresa Tush, Alderman Loretha Hayden, Alderman Janet Emerson, Alderman Theresa Garza, Alderman Josh Morales, Alderman Bonnaye Mims, Alderman Diane Krizek

Absent: Alderman Jim Aziere, Alderman Latrice Thomas

Proclamations/Presentations

Mayor McDonough presented proclamations to the following:

- Raytown High School Theater Department, represented by Katie Holster, for the award-winning production of Hadestown: Teen Edition
- Rene Purtee for being named 2026 Raytown Citizen of the Year by the Truman Heartland Community Foundation

Public Comments

Morris Melloy

STUDY SESSION

1. **Fiscal Year 2024-2025 Audit Presentation
Troutt Beeman & Co. P.C.**

Michael Graham, Finance Director, introduced the item and Michael Groszek, of Troutt Beeman, presented the item.

2. **Parks & Recreation Annual Report
Dave Turner, Parks & Recreation Director**

Dave Turner, Parks & Recreation Director, presented the item.

LEGISLATIVE SESSION

3. CONSENT AGENDA

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

3a. Approval of the May 19, 2026 Board of Aldermen meeting minutes.

3b. R-3810-26: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF WENDY MCDERMOTT AS THE WARD 5 REPRESENTATIVE TO THE SPECIAL SALES TAX REVIEW COMMITTEE. Point of Contact: Teresa M Henry, City Clerk.

Alderman Mims, seconded by Alderman Hayden, made a motion to adopt. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Thomas, Aziere

REGULAR AGENDA

NEW BUSINESS

4. Public Hearing: A public hearing to consider a text amendment to Chapter 50 related to Accessory Residential Use.

4a. FIRST READING: Bill No. 6710-26, Section XIII: AN ORDINANCE AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO ESTABLISH, DEFINE AND REGULATE "ACCESSORY RESIDENTIAL USE," WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

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

Mayor McDonough opened the public hearing.

Diane Egger, City Administrator, presented the item.

Public Comments

John Bales

Mayor McDonough closed the public hearing.

Alderman Emerson, seconded by Alderman Mims, made a motion to suspend the rules and hold an immediate second reading. The motion failed by a vote of 3-5-2.

Ayes: Aldermen Emerson, Mims, Hayden

Nays: Aldermen Krizek, Tush, Morales, Walters, Garza

Absent: Aldermen Aziere, Thomas

5. Public Hearing: A public hearing to consider a Conditional Use Permit related to property located at 6204 Arlington Avenue.

5a. FIRST READING: Bill No. 6711-26, Section XIII: AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO THE PAUL CHANEY FOUNDATION TO OPERATE AN "ANIMAL CARE, GENERAL" FACILITY WITH "ACCESSORY RESIDENTIAL USE" AT 6204 ARLINGTON AVE. IN AN NC, NEIGHBORHOOD COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

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

Mayor McDonough opened the public hearing.

Diane Egger, City Administrator, presented the item and was joined by the applicant Jeff Chaney, of the Paul Chamber Memorial Foundation, and Michelle Lascon, of KC Paws.

Mayor McDonough closed the public hearing.

6. R-3811-26: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH MCCONNELL & ASSOCIATES FOR THE TERRY COPELAND PARK PHASE II PROJECT IN AN AMOUNT NOT TO EXCEED \$1,800,000 FOR FISCAL YEAR 2025-2026. Point of Contact: Dave Turner, Parks & Recreation Director.

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

Dave Turner, Parks & Recreation Director, presented the item.

Alderman Hayden, seconded by Alderman Emerson, made a motion to adopt. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Aziere, Thomas

COMMUNICATIONS

7. Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

8. Communication from the City Administrator

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

9. Communication from the Board of Aldermen

Comments were made by Aldermen Hayden, Krizek, and Garza.

ADJOURNMENT

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

The meeting adjourned at 8:51 p.m.

Teresa M Henry, City Clerk, MRCC

DRAFT

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED:

MEETING DATE: June 16, 2026

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

SECOND READING: Bill No. 6710-26, Section XIII: Text Amendment for Accessory Residential Use

BACKGROUND/JUSTIFICATION

Staff proposes to establish a new land use, titled, "*Accessory Residential Use*," to allow for and regulate residential uses as an accessory in certain commercial zoning districts. Staff proposes to add the definition to Section 50-4 as follows:

Accessory Residential Use, means a residential use that is subordinate to the primary commercial use. Accessory Residential Uses are typically located on the non-street levels of a commercial structure or located in the non-public facing yard areas.

Staff proposes to include "*Accessory Residential Use*" in the Land Use Table, outlined in Section 50-107 on the City of Raytown Municipal Code, with the approval of a Conditional Use Permit in the following zoning district:

NC, Neighborhood Commercial

Staff proposes to include "*Accessory Residential Use*" in the Land Use Table, outlined in Section 50-107 on the City of Raytown Municipal Code, permitted by right in the following zoning district:

- TS, Town Square Overlay District

Staff Recommends that the following standing Condition of approval be placed on all establishments used for "*Accessory Residential Use*":

- a. Each residential unit shall have a minimum habitable floor area, excluding basements, open and screened porches and garages, of not less than 700 square feet for each multi-household dwelling unit.
- b. Must conform to all building and fire code requirements for dwelling units.
- c. If permitted in the NC, Neighborhood Commercial Zoning District, the total square footage of the building used for residential purposes must be less than the total square footage used for commercial purposes.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Planning & Zoning Commission, May 7th, 2026 - recommended for approval.

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. ORD PZ.2026.03 Txt Amend - Accessory Residential - REVISED
2. Exhibit A
3. BofA June 2, 2026

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

AN ORDINANCE AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO ESTABLISH, DEFINE AND REGULATE “ACCESSORY RESIDENTIAL USE,” WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2026-04, submitted by the City of Raytown, proposes to amend Chapter 50 to establish, define, and regulate “*Accessory Residential Use*,” within the City of Raytown, Jackson County, Missouri; and

WHEREAS, the Application was considered by the Planning Commission on May 7, 2026, and by a vote of 8 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

WHEREAS, after opening the public hearing, considering all testimony and the record, and then closing the public hearing, the Board of Aldermen finds and declares that the provisions hereinafter contained and enacted are in pursuant of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the amendments to the Raytown Code of Ordinances, Chapter 50 to establish, define, and regulate “*Accessory Residential Use*,” within the City of Raytown.

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

SECTION 1 – APPROVAL OF AMENDMENTS. The amendments to Chapter 50, to establish, define, and regulate “*Accessory Residential Use*,” within the City of Raytown are hereby amended as stated in Section 2.

SECTION 2 – AMENDMENTS. The amendments as shown on attached **Exhibit A** are hereby adopted.

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

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

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

BE IT REMEMBERED that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this _____ day of June, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

Exhibit A

Sec. 50-4 Definitions.

Accessory Residential Use, means a residential use that is subordinate to the primary commercial use. Accessory Residential Uses are typically located on the non-street levels of a commercial structure or located in the non-public facing yard areas.

Sec. 50-107. – Land Use Table.

Zoning Districts																
	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 Residential Use					C				P							(31)

31.

- a. Each residential unit shall have a minimum habitable floor area, excluding basements, open and screened porches and garages, of not less than 700 square feet for each multi-household dwelling unit.
- b. Must conform to all building and fire code requirements for dwelling units.
- c. If permitted in the NC, Neighborhood Commercial Zoning District, the total square footage of the building used for residential purposes must be less than the total square footage used for commercial purposes.



Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Economic Development Administrator

Case #: Text Amendment PZ-2026-04

Planning & Zoning Meeting Date: May 7, 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: Chapter 50, Article 4, of the Raytown Municipal Code to establish and regulate the use of "*Accessory Residential Use*" in certain commercial zoning districts.

BACKGROUND INFORMATION:

Staff proposes to establish a new land use, titled, "*Accessory Residential Use*," to allow for and regulate residential uses as an accessory in certain commercial zoning districts. Staff proposes to add the definition to Section 50-4 as follows:

Accessory Residential Use, means a residential use that is subordinate to the primary commercial use. Accessory Residential Uses are typically located on the non-street levels of a commercial structure or located in the non-public facing yard areas.

Staff proposes to include "*Accessory Residential Use*" in the Land Use Table, outlined in Section 50-107 on the City of Raytown Municipal Code, with the approval of a Conditional Use Permit in the following zoning district:

- NC, Neighborhood Commercial

Staff proposes to include "*Accessory Residential Use*" in the Land Use Table, outlined in Section 50-107 on the City of Raytown Municipal Code, permitted by right in the following zoning district:

- TS, Town Square Overlay District



Staff Recommends that the following standing Condition of approval be placed on all establishments used for “*Accessory Residential Use*”:

- a. Each residential unit shall have a minimum habitable floor area, excluding basements, open and screened porches and garages, of not less than 700 square feet for each multi-household dwelling unit.
- b. Must conform to all building and fire code requirements for dwelling units.
- c. If permitted in the NC, Neighborhood Commercial Zoning District, the total square footage of the building used for residential purposes must be less than the total square footage used for commercial purposes.

Proposed Updates to the Land Use Table:

Zoning Districts																
	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 Residential Use					C				P							(31)

31.

- a. Each residential unit shall have a minimum habitable floor area, excluding basements, open and screened porches and garages, of not less than 700 square feet for each multi-household dwelling unit.
- b. Must conform to all building and fire code requirements for dwelling units.
- c. If permitted in the NC, Neighborhood Commercial Zoning District, the total square footage of the building used for residential purposes must be less than the total square footage used for commercial purposes.

ATTACHMENTS:

- Zoning Map
- Affidavit of Publication

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and recommend **APPROVAL** to the Board of Aldermen of this application proposing



Community Development Department

Planning and Zoning Division

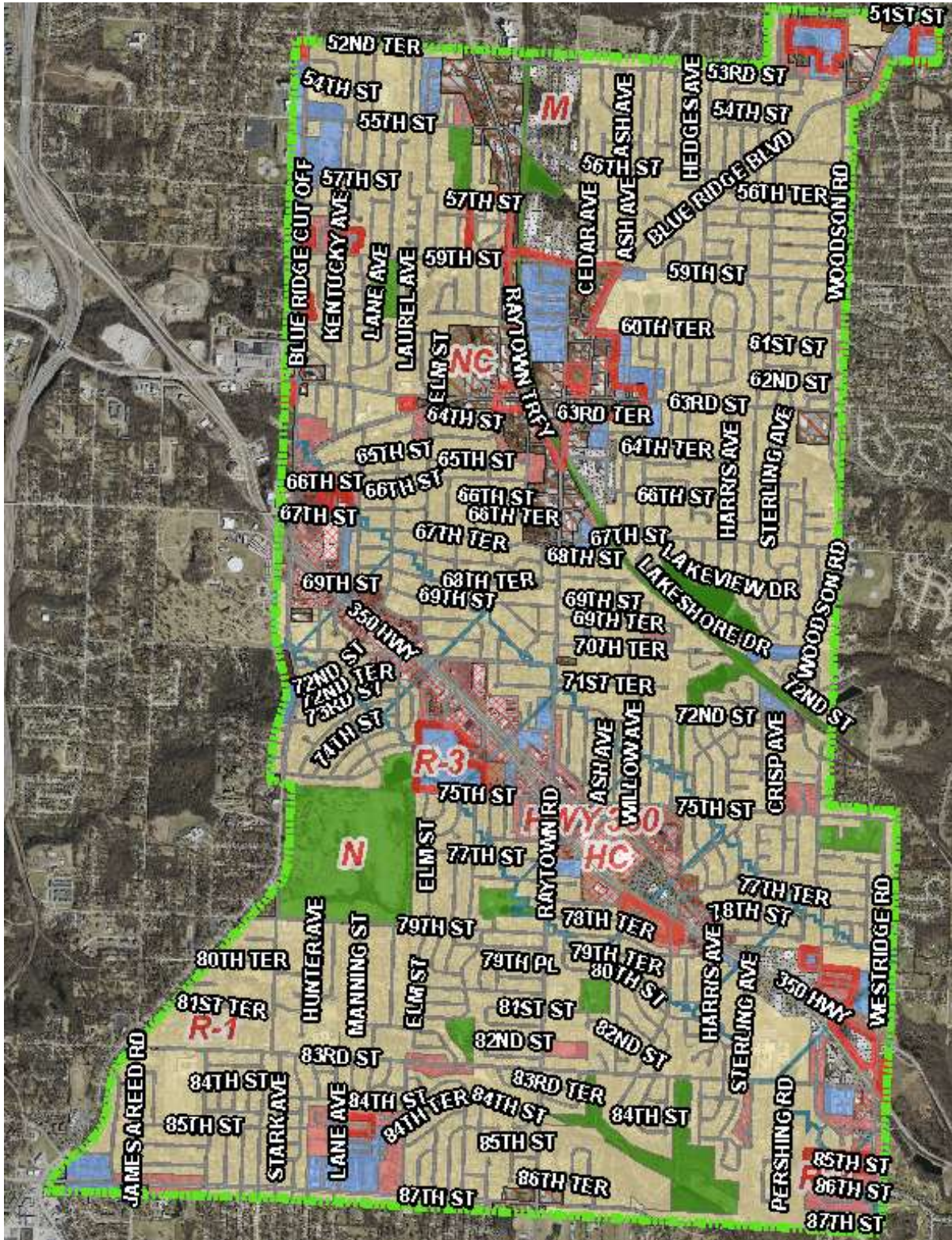
10000 E 59th Street • Raytown, MO 64133

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

various amendments to Chapter 50, Article 4, of the Raytown Municipal Code as pertains to zoning regulations for "*Accessory Residential Use*" establishments.



Zoning Map:



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED:

MEETING DATE: June 16, 2026

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

SECOND READING: Bill No. 6711-26, Section XIII: Conditional Use Permit Application for 6204 Arlington Ave

BACKGROUND/JUSTIFICATION

The prospective landowners and applicants, representatives of the Paul Chaney Foundation, are seeking the approval of a Conditional Use Permit to operate an animal rescue, boarding, grooming, and dog training facility at 6204 Arlington Ave. They intend to partner with KC Paws, a local organization. In addition, they are requesting to utilize the two (2) existing second-story apartment units for residential living for staff members. The City of Raytown Board of Aldermen are considering a text amendment application to allow for "*Animal Care, General*," in the NC, Neighborhood Commercial Zoning District with the approval of a Conditional Use Permit. Approval of this Conditional Use Permit application for animal care will be contingent upon approval and adoption of this text code amendment.

"*Accessory Residential Use*," is not currently permitted in the NC, Neighborhood Commercial Zoning District, however, this application is running concurrently with a text amendment proposal to allow for such uses in this zoning district with the approval of a Conditional Use Permit. Approval of the residential use will be contingent upon the Board of Aldermen's approval of the text amendment to modify the zoning code.

Staff has received several letters of support for the application, which are included as an attachment to this report.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Planning & Zoning Commission, May 7th, 2026 - recommended for approval.

FINANCIAL IMPACT

REVIEWED BY

Michael Graham Jennifer Baird Diane Egger Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

- | |
|--|
| 1. ORD PZ-2026-05 - CUP 6204 Arlington Ave - REVISED |
| 2. 2519_001 |

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

AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO THE PAUL CHANEY FOUNDATION TO OPERATE AN “ANIMAL CARE, GENERAL” FACILITY WITH “ACCESSORY RESIDENTIAL USE” AT 6204 ARLINGTON AVE. IN AN NC, NEIGHBORHOOD COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2026-05, was duly submitted on or about March 20, 2026, by The Paul Chaney Foundation, requesting approval of a Conditional Use Permit to operate an “*Animal Care, General*” facility with “*Accessory Residential Use*” on Property Located at 6204 Arlington Ave. Within an NC, Neighborhood Commercial, District in the City of Raytown, Jackson County, Missouri (the “Application”); and

WHEREAS, the Application was considered by the Planning Commission on May 7, 2026, and by a vote of 8 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

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

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

SECTION 1 – APPROVAL OF CONDITIONAL USE PERMIT. That the Application for approval of a Conditional Use Permit to operate an “*Animal Care, General*” facility with “*Accessory Residential Use*” on Property Located at 6204 Arlington Ave. within an NC, Neighborhood Commercial, District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to The Paul Chaney Foundation.

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Conditional Use Permit to operate an “*Animal Care, General*” facility with “*Accessory Residential Use*” on Property Located at 6204 Arlington Ave. within an NC, Neighborhood Commercial, District in the City of Raytown, Jackson, County, Missouri, be approved and issued to The Paul Chaney Foundation, subject to the following conditions as contained in the staff report and as approved by the Planning Commission:

1. Approval of the Conditional Use Permit allowing for “*Animal Care, General,*” is contingent upon approval and adoption of PZ-2026-03, a text amendment which will allow for “*Animal Care, General,*” to operate within the NC, Neighborhood Commercial zoning district with the approval of a Conditional Use Permit.
2. Approval of the Conditional Use Permit allowing for “*Accessory Residential Use,*” is contingent upon approval and adoption of PZ-2026-04, a text amendment which will allow for accessory residential uses to operate within the NC, Neighborhood Commercial zoning district with the approval of a Conditional Use Permit.

- 3. The business must comply with all applicable local, state and federal regulations, codes, ordinances, and laws.

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

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

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

BE IT REMEMBERED that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this _____ day of June, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney



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

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Economic Development Administrator

Case #: Conditional Use Permit PZ-2026-05

Planning & Zoning Meeting Date: May 7, 2026

Board of Aldermen Dates: June 2, 2026, and
 June 16, 2026



Applicant: The Paul Chaney Memorial Foundation

Location: 6204 Arlington Ave.

Ward: 1

Property Owner: Monopoly Acquisitions LLC.

Project Summary: The applicant is requesting a Conditional Use Permit for the purpose of operating an “Animal Care, General,” facility at 6204 Arlington Ave with “Accessory Residential Use”.

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

Background Information: The perspective landowners and applicants, representatives of the Paul Chaney Foundation, are seeking the approval of a Conditional Use Permit to operate an animal rescue, boarding, grooming, and dog training facility at 6204 Arlington Ave. They intend to partner with KC Paws, a local organization. In addition, they are requesting to utilize the two (2) existing second-story apartment units for residential living for staff members. The City of Raytown Board of Aldermen are considering a text amendment application to allow for “Animal Care, General,” in the NC, Neighborhood Commercial Zoning District with the approval of a Conditional Use Permit. Approval of this Conditional Use Permit application for animal care will be contingent upon approval and adoption of this text code amendment.

“Accessory Residential Use,” is not currently permitted in the NC, Neighborhood Commercial Zoning District, however, this application is running concurrently with a text amendment



proposal to allow for such uses in this zoning district with the approval of a Conditional Use Permit. Approval of the residential use will be contingent upon the Board of Aldermen’s approval of the text amendment to modify the zoning code.

Staff has received several letters of support for the application, which are included as an attachment to this report.

Zoning: NC, Neighborhood Commercial

Total Land Area: 0.73 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **April 22, 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 **April 6, 2026**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **April 16, 2026**. No one other than the applicants attended this meeting.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	NC, Neighborhood Commercial	Single Family Homes
South:	NC, Neighborhood Commercial	Commercial Businesses
East:	NC, Neighborhood Commercial	Raytown Equestrian Park
West:	NC, Neighborhood Commercial	Retail Shopping Center – Center 63

Street Classification: Arlington Ave. is classified as a Local Street.

Vehicular and Pedestrian Access: The site is already developed. Vehicle access is provided via Arlington Ave. No pedestrian sidewalk is required at this time.

Conditional Use Permit Factors to Be Considered:

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

The property has historically been used as an animal care facility. In addition, it is adjacent to the Raytown Equestrian Park. The proposed use aligns with the zoning district regulations.

2. The conservation of property values.

As mentioned above, this property has historically been used as an animal care facility and is adjacent to an equestrian center for horses. The building is currently vacant,



Community Development Department

Planning and Zoning Division

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which has a negative impact on property values. Approval of this application will allow for the building to be occupied and could create a great asset to the community.

3. Protection against fire casualties.

The site has been constructed and designed to comply with the fire code.

4. Observation of general police regulations.

Approval of this application will not be in opposition to any police regulations.

5. Prevention of traffic congestion.

Any business will bring vehicular traffic to the area, however this business is not expected to generate more traffic than the street network has been designed to accommodate.

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

It is not expected that approval of the application will create traffic safety issues. Parking stalls are designated and clearly striped.

7. Promotion of the safety of individuals and property.

If operated correctly, the proposed animal care facility will be safe for individuals and property.

8. Provisions for adequate light and air.

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

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

The site will not be overcrowded, so long as there are no more vehicles in the lot than the striped and designated parking spaces allow. Vehicles may not be parked anywhere other than the designated parking spaces.

10. Provision for public utilities and schools.

Public utilities to serve the proposed business already exist and will not affect the schools.

11. Invasion by inappropriate uses.



The proposed application is consistent with the way the property has been used in the past. Approval of the application is not an invasion of inappropriate use but rather has the potential to be a great community asset.

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

Approval of the Conditional Use Permit will add value to the property, which is currently vacant.

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

The Future Land Use Map of the newly adopted Comprehensive Plan, Raytown on the Rise, 2040, designates this property as "*Community Commercial*." The proposed use conforms to the commercial designation of the Future Land Use Map.

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

As stated above, the proposed use conforms with the Future Land Use Map adopted with the new Comprehensive Plan, which designates the property as "Community Commercial." Approval of the application for use as an animal rescue, boarding, grooming, and dog training facility will be an asset to the community.

PUBLIC WORKS:

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

ATTACHMENTS:

- Zoning Map
- Letters of Support
- Neighborhood Letter
- 185-ft Buffer Map
- List of Addresses within 185 feet
- Affidavit of Publication
- Application



- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map

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

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2026-05** subject to the following conditions:

1. Approval of the Conditional Use Permit allowing for "*Animal Care, General,*" is contingent upon approval and adoption of PZ-2026-03, a text amendment which will allow for "*Animal Care, General,*" to operate within the NC, Neighborhood Commercial zoning district with the approval of a Conditional Use Permit.
2. Approval of the Conditional Use Permit allowing for "*Animal Care, General,*" is contingent upon approval and adoption of PZ-2026-03, a text amendment which will allow for "*Animal Care, General,*" to operate within the NC, Neighborhood Commercial zoning district with the approval of a Conditional Use Permit.
3. Approval of the Conditional Use Permit allowing for "*Accessory Residential Use,*" is contingent upon approval and adoption of PZ-2026-04, a text amendment which will allow for accessory residential uses to operate within the NC, Neighborhood Commercial zoning district with the approval of a Conditional Use Permit.
4. The business must comply with all applicable local, state and federal regulations, codes, ordinances, and laws.

Zoning Map:



Shana Kelly

From: Jennifer McWhirt
Sent: Monday, April 27, 2026 9:34 AM
To: Shana Kelly
Subject: RE: KC Paws

I am writing today as the Director of Raytown Animal Services to express my strong support for KC PAWS (Protective Animal Welfare Society) joining our community. I believe their presence would be a significant asset to both our local pet owners and a vital partner for our Animal Services department.

KC PAWS has proactively reached out to discuss how they can support our city by:

Expanding Placement: Assisting in finding forever homes for Raytown shelter pets.

Community Services: Providing much-needed professional boarding and grooming services to residents.

Specialized Medical Care: Leveraging their long history of rehabilitating dogs rescued from cruelty and neglect.

Our community has recently seen an uptick in neglect cases. Having a group like KC PAWS—which is uniquely well-versed in the intensive medical and behavioral care required after a removal—would provide a critical support system right here in Raytown.

I welcome this partnership, which promises to enhance our animal welfare capabilities and provide valuable services to our citizens.

Sincerely,

Jennifer McWhirt

Jennifer McWhirt
Director Animal Services
Animal Services

Crossroads Community • Embracing Diversity • Growing Together

Office: (816) 737-6099 Direct

Fax: (816) 239- 0633

Address: 10312 E 63rd Street, Raytown MO. 64133

Email: jenniferm@raytown.mo.us

Connect With Us



Michelle Lascon
Executive Director
KC PAWS (Kansas City Protective Animal Welfare Society)
7833 Wornall Rd
Kansas City, MO 64114
michelle.kcpaws@gmail.com
816-361-7829

April 2026

Re: Zoning Approval / Conditional Use Permit – KC PAWS (6204 Arlington Ave, Raytown, MO)

To Whom It May Concern,

I am writing on behalf of KC PAWS (Kansas City Protective Animal Welfare Society) to respectfully request approval for zoning and conditional use at 6204 Arlington Avenue in Raytown.

This property is uniquely well-suited for our intended use, as it was previously operated as a dog rescue facility. The building is already designed and structured to safely house and care for dogs, making the continuation of its use as an animal welfare facility both appropriate and the most logical use of the space. This transition represents a continuation of an established use rather than the introduction of a new or disruptive operation.

Since our founding in 2007, KC PAWS has been a pillar of the Kansas City rescue community. For nearly two decades, we have provided critical support for homeless, neglected, and abused animals—often taking in the most urgent and complex cases. Our work not only saves lives but also reduces strain on municipal shelters and animal control systems, helping cities manage growing animal welfare challenges more effectively.

Our expansion into Raytown represents a meaningful investment in the local community. In addition to lifesaving rescue work, KC PAWS will provide accessible services that directly benefit residents. These include expanded outreach and education programs, a community pet food pantry to support families facing financial hardship, and low-cost overnight boarding services.

These services contribute to measurable community impact by reducing pet surrender rates, decreasing the burden on public shelter systems, and helping families keep their pets in their homes. Keeping pets out of the shelter system ultimately reduces taxpayer-funded costs associated with animal control, intake, and long-term care.

Additionally, our presence will bring increased local engagement, volunteer opportunities, and partnerships with nearby businesses and service providers. Our facility will attract visitors, adopters, and clients to the area, contributing to local economic activity while maintaining a responsible and well-managed operation.

Communities across the region are currently facing an unprecedented animal welfare crisis, with shelters at or near capacity and rescues overwhelmed with intake requests. KC PAWS has consistently stepped up to meet this need, and we are prepared to continue doing so in a way that directly benefits the residents of Raytown.

We believe our presence will be a positive and valuable addition to the area—both as a continuation of the property's prior use and as a community-focused organization dedicated to service, education, and responsible animal care.

Thank you for your time and consideration. I would be happy to provide any additional information or answer any questions.

Sincerely,

Michelle Lascon
Executive Director
KC PAWS (Kansas City Protective Animal Welfare Society)



MONOPOLY ACQUISITIONS, LLC
PO BOX 515 RAYMORE MO 64083
(816) 591-7105
MONOPOLYPROPERTIESKC.COM



b April, 1 2026

Re: Letter of Support for Conditional Use Permit – KC PAWS (6204 Arlington Ave, Raytown, MO)

To Whom It May Concern,

I am writing on behalf of Monopoly Acquisitions, LLC to express our full support for the conditional use permit request for KC PAWS at 6204 Arlington Avenue in Raytown.

We believe this is an excellent and appropriate use for the property and one that aligns well with the surrounding area. The previous business at this location operated in a very similar capacity, making this a natural continuation of use without introducing a disruptive change to the neighborhood.

Additionally, the presence of nearby properties, including a horse stable adjacent to the site, further supports the compatibility of this type of operation within the area. The proposed use by KC PAWS fits seamlessly into the existing character of the neighborhood.

Beyond compatibility, this organization provides a meaningful and much-needed service to the community. The City of Raytown, like many communities, faces ongoing challenges related to homeless and displaced animals. KC PAWS can help play an important role in addressing these needs by offering rescue help and boarding services that benefit both the animals and the residents of Raytown.

For these reasons, we strongly support the approval of this conditional use permit. We believe KC PAWS will be a valuable addition to the community and a positive use of the property.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,
Chris & Stacey Payne
Monopoly Acquisitions, LLC

Re: Letter of Support for Conditional Use Permit – KC PAWS (6204 Arlington Ave, Raytown, MO)

To Whom It May Concern,

I am writing to express my full support for the conditional use permit request for KC PAWS, Protective Animal Welfare Society, at 6204 Arlington Avenue in Raytown. I believe this is an excellent and appropriate use for the property and one that aligns well with the surrounding area. The previous business at this location operated in a very similar capacity, making this a natural continuation of use without introducing a disruptive change to the neighborhood.

I have been a client and active supporter of Protective Animal Welfare Society for over 10 years. This organization is a central force in canine rescue, providing critical support for homeless, neglected, and abused animals, often taking in the most urgent and complex cases. This work not only saves lives, it reduces strain on municipal shelters and animal control systems, helping cities manage growing animal welfare challenges more effectively.

The expansion of KC PAWS into Raytown represents a meaningful investment in the local community. In addition to lifesaving rescue work, they will provide accessible services that directly benefit residents. These include expanded outreach and education programs, a community pet food pantry to support families facing financial hardship, and low-cost overnight boarding services.

For these reasons, we strongly support the approval of this conditional use permit. I believe KC PAWS will be a valuable addition to the community and positive use of the property.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Kate Chaney

KC PAWS Board Chair

April 3, 2026
Re: Case No: PZ-2026-05

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 Jeff Chaney of the Paul Chaney Memorial Foundation on behalf of the current property owner, requesting the approval of a Conditional Use Permit for an “*Animal Care, General,*” facility to be located at 6204 Arlington Ave. with residential dwellings for two (2) staff members located on the second floor. The applicant proposes to operate a facility for animal rescue, boarding, grooming, and dog training. This parcel consists of 0.733 acres of land and is located within the City of Raytown, Missouri. It is identified by Jackson County Parcel ID#: 45-210-08-29-00-0-00-000.

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

The applicant will be holding a neighborhood information meeting at Raytown City Hall at 9:00am on Thursday, April 16, 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 May 7, 2026**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, May 1, 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, June 2, 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



1 in. = 118ft.

235.2 117.59 0 235.2 Feet



- Legend**
- Road
 - ▭ Parcel
 - Address Point
 - ▭ City Limit

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

OCCUPANT
9504 E 62ND ST
RAYTOWN, MO 64133

ABELS LEO C, TRUSTEE
1416 NE GEORGIAN PL
LEE'S SUMMIT, MO 64064

MIKE AND MELISSA INVESTMENTS
LLC
26A YORK ST
EPPING, 2121
NEW SOUTH WALES

OCCUPANT
9508 E 62ND ST
RAYTOWN, MO 64133

WILSON RONALD LEE-TRUSTEE
9503 E 79TH TER
KANSAS CITY, MO 64138

OCCUPANT
6126 ARLINGTON AVE
RAYTOWN, MO 64133

ASHRAFI SHAUHIN S
9505 E 62ND ST
RAYTOWN, MO 64133

ABELS LEO C, TRUSTEE
1416 NE GEORGIAN PL
LEE'S SUMMIT, MO 64064

OCCUPANT
9509 E 62ND ST
RAYTOWN, MO 64133

ABELS LEO, TRUSTEE
1416 NE GEORGIAN PL
LEE'S SUMMIT, MO 64064

OCCUPANT
9513 E 62ND ST
RAYTOWN, MO 64133

OCCUPANT
6212 ARLINGTON AVE
RAYTOWN, MO 64133

WKN LLC
9508 E 63RD ST
RAYTOWN, MO 64133

COMMERICAL SHOPS &
GARAGES LLC
9508 E 63RD ST
RAYTOWN, MO 64133

OWNER
6218 ARLINGTON AVE
RAYTOWN, MO 64133

RAYTOWN EQUESTRIAN PARK LLC
9508 E 63RD ST
RAYTOWN, MO 64133

OCCUPANT
9400 E 63RD ST
RAYTOWN, MO 64133

RAYTOWN WATER COMPANY
10017 E 63RD ST STE 101
KANSAS CITY, MO 64133

OCCUPANT
9408 E 63RD ST
RAYTOWN, MO 64133

1340 E 9TH STREET REALTY CORP
184 NEW EGYPT RD
LAKEWOOD, NJ 8701

OCCUPANT
6134 RAYTOWN TRFY
RAYTOWN, MO 64133



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

PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #:	
Fee Paid:	
PC Meeting Date:	
B of A Meeting Date:	
Newspaper Notice Date:	
Notice Letters Date:	

Project Info:	
Project Name: PAWS (KC Protective Animal Welfare Society)	
Project Address: 6204 Arlington Raytown, MO. 64133	
Existing Zoning:	Existing Land Use:
Proposed Zoning:	Proposed Land Use: Animal rescue + Residential living
Total Acreage: Approx 1 Acre	

Applicant:	
Name of Applicant:	Company (If Applicable):
PAWS	Paul Chaney Memorial Foundation
Address:	
7833 Wornall Rd	City: K.C. State: MO Zip: 64114
Phone:	Email:
816-305-0892	Jeff@chaneypainting.net
Applicant Signature:	
X	

Current Address

Michelle Lascon is manager of PAWS.
 913-660-6249
 michelle.kc.paws@gmail.com

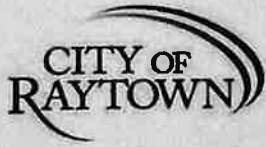


Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

Property Owner:	
Name of Owner:	Company (If Applicable):
Jeff Choney	The Paul Choney Memorial Fund
Address:	
237 W. 62 nd St	City: Kc State: MO Zip: 64113
Phone:	Email:
816-305-0892	jeff@choneypainting.net
Property Owner Signature:	
x	

Please Give a Detailed Description of the Proposal Below:

We are looking to use the property as an animal rescue, boarding, grooming + dog training property. The 2 residential spaces located on top of the building will be used for housing for 2 of the PAWS employees.



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

Additional Contact Information

Please provide additional contact information if applicable below:

Project Lead:			
Name:	Company:		
N/A			
Address:	City:	State:	Zip:
Phone:	Email:		
Developer:			
Name:	Company:		
N/A			
Address:	City:	State:	Zip:
Phone:	Email:		
Engineer:			
Name:	Company:		
N/A			
Address:	City:	State:	Zip:
Phone:	Email:		
Architect:			
Name:	Company:		
N/A			
Address:	City:	State:	Zip:
Phone:	Email:		
Surveyor:			
Name:	Company:		
N/A			
Address:	City:	State:	Zip:
Phone:	Email:		



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

The property is currently set up as a dog rescue. It is perfect for our proposed use. The 2 units are already set up for residential use + they have been used that way in the past.

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

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

If Paws is not able to use this property as an animal rescue + if we are not able to provide housing to our employees on site we will not be able to purchase the property.

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

There will be light vehicle traffic ^{light} + foot traffic. Plenty of yard space for the animals.

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

9. Additional comments:

Having employees living on site will allow for better care of the animals. ~~present~~ This will also allow us to have eyes on the property at all times ensure an issue arises.



RECEIPT (REC-036706-2026)
FOR CITY OF RAYTOWN

BILLING CONTACT
Mark Ungashick



Payment Date: 03/19/2026

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
CUP-000279-2026	Conditional Use Fee	Fee Payment	Credit Card	\$450.00
6204 ARLINGTON AVE RAYTOWN, MO 64133			SUB TOTAL	\$450.00
			TOTAL	\$450.00





2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

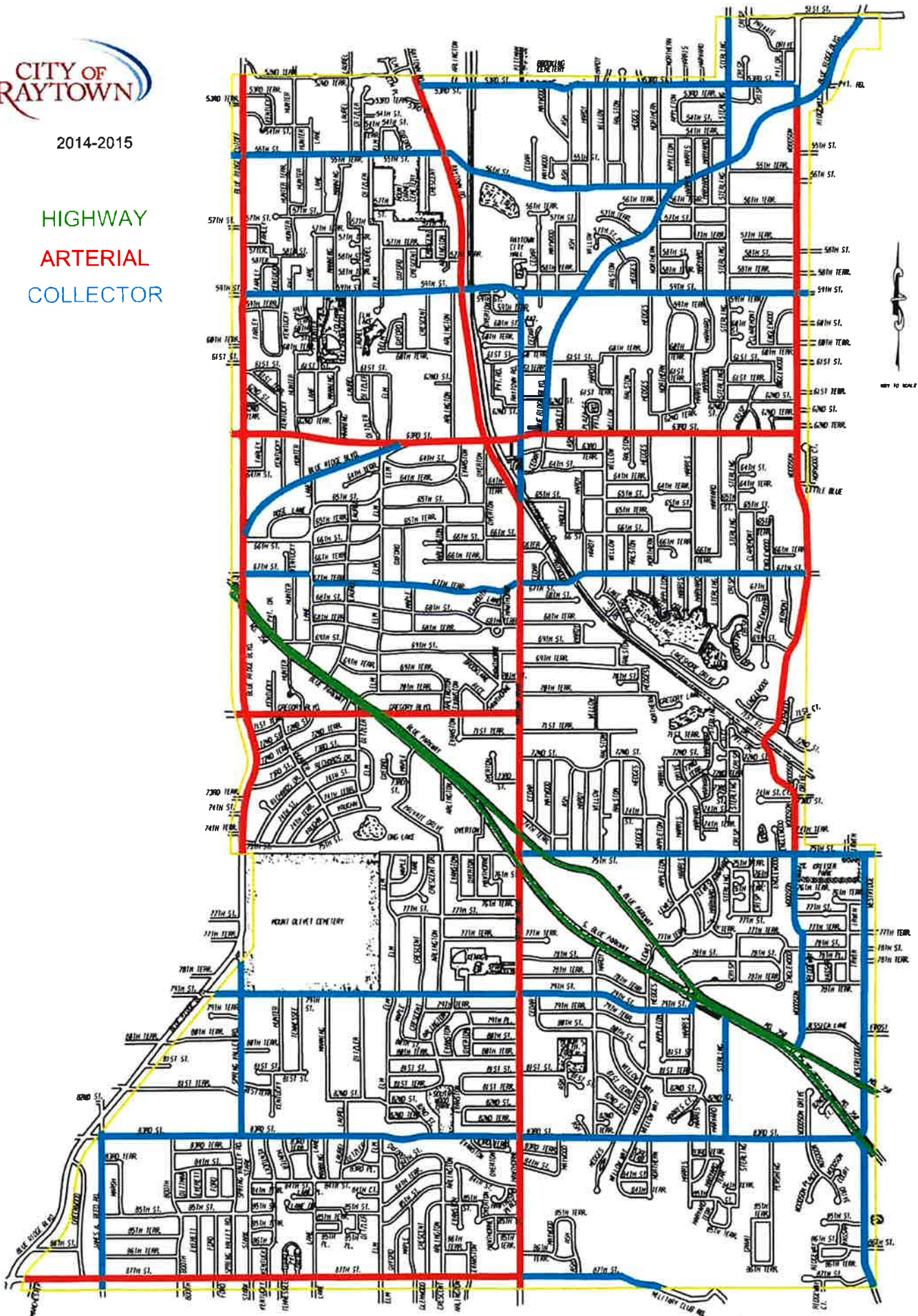
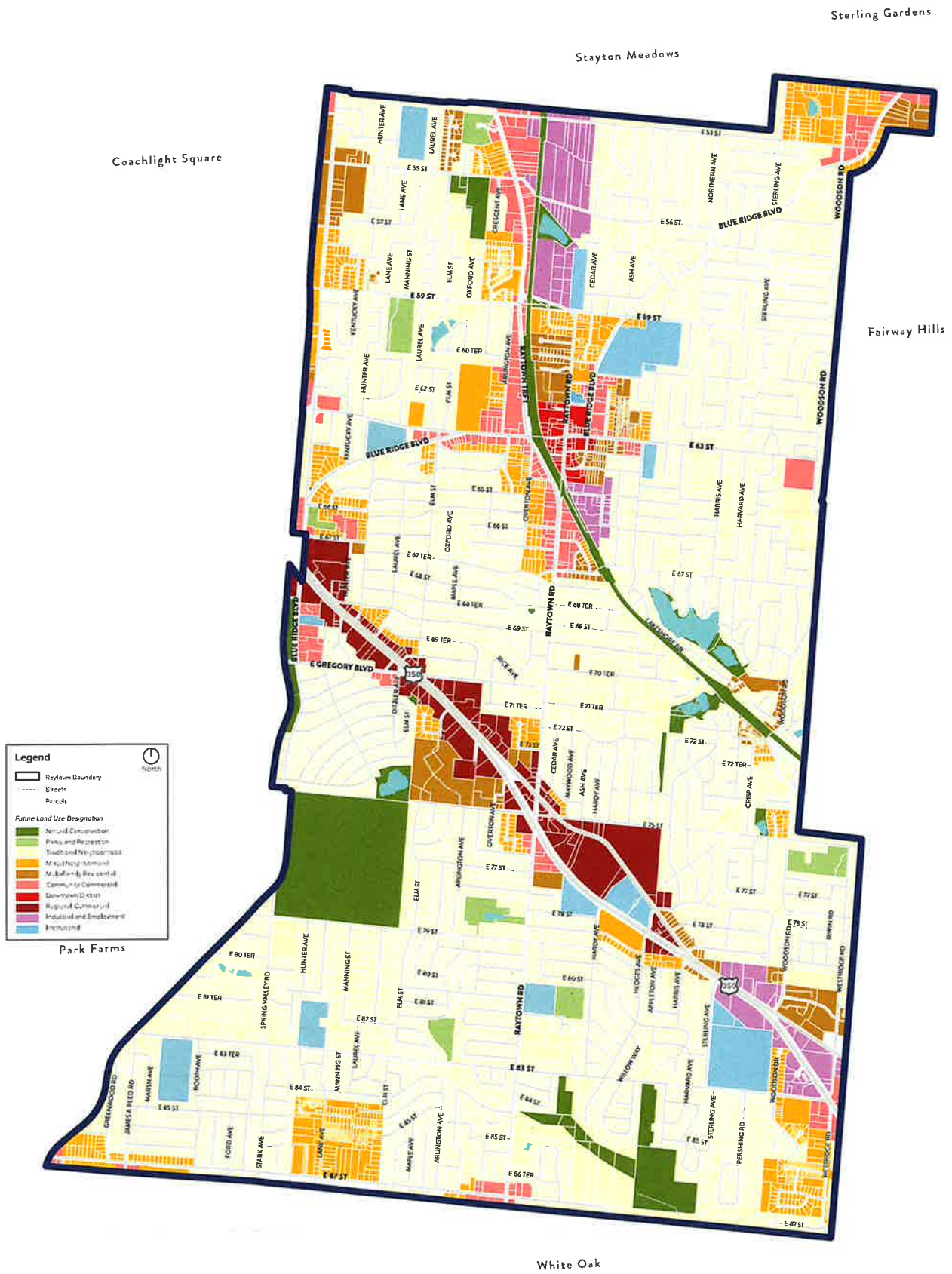


Figure 27: Future Land Use Map



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 06/11/2026

MEETING DATE: June 16, 2026

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

Public Hearing - FIRST READING: Bill No. 6712-26, Section XIII: A public hearing to consider a text amendment to Chapter 50 related to Permitted Accessory Uses and Permitted Temporary Uses.

BACKGROUND/JUSTIFICATION

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 modifications:

- 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.

Details are outlined in attached Staff Report.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

The text amendment to Chapter 50 was considered by the Planning Commission on May 21, 2026, and by a unanimous vote in favor, rendered a report to the Board of Aldermen recommending that the amendment be approved.

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger

Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord PZ-2026-06 - Chapter 50 Text Amendments
2. PZ-2026-06 - Chpt 50 Txt Amendments - Exhibit A
3. PZ-2026-06 - Chpt 50 Txt Amendments - Exhibit B
4. PZ-2026-06 - Chpt 50 Txt Amendments - Exhibit C
5. PZ-2026-06 - Chpt 50 Txt Amendments - Exhibit D
6. PZ-2026-03 Chpt 50 Text Amends - BofA 6-16-26
7. DRAFT PC Meeting Minutes 5.21.26

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

AN ORDINANCE AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO ADD AND REVISE DEFINITIONS, PERMITTED ACCESSORY USES, PERMITTED TEMPORARY USES AND THE LAND USE TABLE WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2026-06, was submitted by the City of Raytown, proposes to amend Chapter 50 to add and revise definitions, permitted accessory uses, permitted temporary uses, and the Land Use Table within the City of Raytown, Jackson County, Missouri; and

WHEREAS, the Application was considered by the Planning Commission on May 21, 2026, and by a vote of 7 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

WHEREAS, after due public notice in the manner prescribed by the law, the Board of Aldermen held a public hearing on June 16, 2026, and rendered a decision to approve the amendments to the Raytown Code of Ordinances, Chapter 50 to add and revise definitions, permitted accessory uses, permitted temporary uses, and the Land Use Table within the City of Raytown.

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

SECTION 1 – APPROVAL OF AMENDMENTS. The amendments to Chapter 50, to add and revise definitions, permitted accessory uses, permitted temporary uses, and the Land Use Table within the City of Raytown are hereby amended as stated in Section 2.

SECTION 2 – AMENDMENTS. The amendments as shown on attached Exhibit A, Exhibit B, Exhibit C, and Exhibit D are hereby adopted.

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

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

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

BILL NO. 6712-26

ORDINANCE NO. _____

SECTION NO. XIII

BE IT REMEMBERED that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this _____ day of June, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

Exhibit A

Sec. 50-4. Definitions.

Accessory building structure means is a detached building subordinate structure that is customarily incidental 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, textiles, leather goods, jewelry, ceramics, artworks, glassware, metal crafts, and similar items. Artisan Production uses may include on-site sales, showroom areas, and instructional 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.

Exhibit B

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:~~
- (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 aAccessory bBuildings.** 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 aAccessory buildings shall cover not a land area exceeding 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 hHeight.** ~~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 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 Fowl 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.

Exhibit C

Sec. 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.
 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.

Exhibit D

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.

USES	ZONING DISTRICTS															Conditions
	Residential Districts				Nonresidential Districts				Overlay Districts							
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	
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					G		G										
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					G		G										(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					G		G										(29)
Athletic Fields					G		G										
Auction Facilities					G		G										(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						G	G										
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					G	G	G	G									

not permitted by district regulations																		
Commercial School, General					<u>C</u>	<u>P</u>	<u>P</u>		<u>C</u>									
Commercial School, Intensive							<u>P</u>											(31)
Commercial School, Limited					<u>P</u>	<u>P</u>	<u>P</u>		<u>C</u>									
Communications towers	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>									(16)
Condominium dwelling containing more than two household condominium dwellings			<u>C</u>										<u>P</u>	<u>P</u>				(17)
Construction Sales and Service							<u>P</u>		<u>P</u>				<u>P</u>					(13), (26)
Convenience Stores					<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>				<u>P</u>					(13), (26)
Craft Brewery					<u>C</u>	<u>P</u>	<u>P</u>		<u>P</u>									(29)
Cultural Service							<u>P</u>		<u>P</u>				<u>P</u>					(13)
Dance halls, discotheques, and Night club					<u>C</u>	<u>C</u>			<u>C</u>									(29)
Day care center					<u>P</u>				<u>P</u>				<u>P</u>					(12), (29)
Dormitories and fraternity or sorority houses		<u>C</u>	<u>C</u>															(29)
Drive-In Theater						<u>P</u>			<u>P</u>				<u>P</u>					(11)
Drive-through restaurants					<u>P</u>	<u>P</u>												
Dwelling, Large group living	<u>G</u>	<u>G</u>	<u>P</u>		<u>P</u>				<u>P</u>				<u>P</u>					(9)
Dwelling, Small group living	<u>P</u>	<u>P</u>	<u>P</u>						<u>P</u>				<u>P</u>	<u>P</u>				(2)
Electric Vehicle Charging Facility, Public or Private					<u>P</u>	<u>P</u>	<u>C</u>		<u>C</u>				<u>P</u>					
Equipment Sales						<u>G</u>	<u>P</u>						<u>P</u>					
Event Venue					<u>C</u>	<u>P</u>	<u>P</u>		<u>C</u>									
Exhibit Hall					<u>G</u>		<u>G</u>											(29)
Financial Institutions					<u>P</u>	<u>P</u>												
Food/bakery product manufacturing							<u>P</u>		<u>P</u>				<u>P</u>					
Fortunetellers, palm readers, psychics, tarot						<u>G</u>												

card readers and similar uses																		
Foster homes	P	P	P						P			P						
Fraternal club, service club, private club and/or tavern	G	G	G	G	G	G	G	G										(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

Pitch and putt or miniature golf courses						C	C		P			P					
Pre-schools, nursery schools, children's day care or facilities of five persons but not more than ten persons	C	C	C														(29)
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					G											(29)
Tattoo parlors and body-piercing businesses					C	C										
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-cigarette Product Sales Vapor, and Nicotine Retail Establishment					PC	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						G	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 a 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 employ 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.



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 modifications:

- 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.



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 incidental ~~al and secondary~~ to a principal structure and use of 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, textiles, leather goods, jewelry, ceramics, artworks, glassware, metal crafts, and similar items. Artisan Production uses may include on-site sales, showroom areas, and instructional 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.

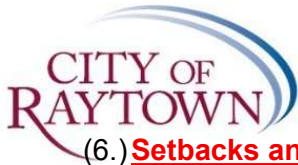
Staff proposes the following modifications or additions to the Sec. 50-14. Permitted accessory uses.

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:~~



- (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 exceeding 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:
- Be used for dwelling or sleeping purposes unless specifically permitted by this Code;
 - Contain full kitchen facilities unless expressly permitted by this Code; and
 - 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 ~~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:~~
- 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.
 - Stored vehicles and equipment shall not be located within any public right-of-way.
 - Stored vehicles and equipment shall be located at least (5) feet away from any property line.
 - Storage shall occur only on a paved or otherwise approved all-weather surface.
 - 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 Fowl 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.



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.



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.

USES	ZONING DISTRICTS															Conditions
	Residential Districts				Nonresidential Districts				Overlay Districts							
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	
<i>Accessory uses</i>	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					€		€										
Animal Care, General					C	P	P		P								(13)
Animal Care, Limited					C	P	P		P				P				(13)
<u>Animal Hospital or Clinic</u>					P	P	C		P								
Arenas					€		€										(29)
Art Galleries					P	P			P				P				(5), (29)
<u>Artisan Production</u>					P	P	P		P				P				
<u>Assembly, Large</u>					C	P	P		C								(29)
<u>Assembly, Small</u>					P	P	P		P								(29)
Assembly Rooms					€		€										(29)
Athletic Fields					€		€										
Auction Facilities					€		€										(29)
Auditorium or Stadium								P	P				P				(13), (29)
Bakery, Retail					P	P			P								(10), (11)
<u>Bar</u>					P	P	P		P				P				
Bed and Breakfast homes with or without a related tearoom	C	C	C														
Boat sales						€	€										
<u>Brewpub</u>					P	P	P		P				P				
<u>Camps</u>								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					€	€	€	€									



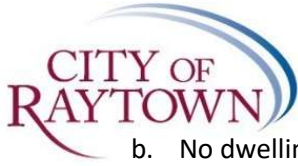
of five persons but not more than ten persons																			
Printing and Publishing	P	P	P						P					P					(6)
Private swimming pools	P	P	P						P					P					(6)
Public and private resource recycling centers not involving any hazardous or toxic waste						C	C												
Racetracks								C											(29)
Recreation and Entertainment, Indoor					P	P	P							P					(13), (29)
Recreation and Entertainment, Outdoor					<u>C</u>	<u>P</u>	<u>P</u>							<u>P</u>					(13), (29)
Repair Service					P		P							P					(13)
Research Service							P							P					(13)
Residential Care Facility	C	C	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	(11), (29)
Retail store or shop & Service, General					P	P	<u>C</u>							P				P	(11), (29)
Retail & Service, Heavy					<u>C</u>	<u>P</u>	<u>P</u>							<u>P</u>					(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					<u>E</u>	<u>E</u>													
Single-household dwellings	P	P	P											P		P	P		(1)
Studio, Television or Film								P						P					(14)
Swimming pools, public or commercial					<u>E</u>														(29)
Tattoo parlors and					C	C													



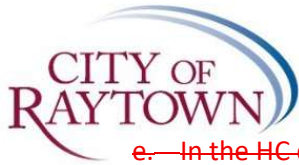
body-piercing businesses																
<u>Temporary Uses</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(22)
<u>Tobacco or Vapor Lounge</u>					C	P			C							
<u>Tobacco, or Vape/E-cigarette Product Sales Vapor, and Nicotine Retail Establishment</u>					PC	P										(24)
Transit Facility							P		P			P				(14)
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									
<u>Vocational School</u>									P		P			P		(14), (29)
<u>Warehouse, residential storage</u>									P							
Warehousing and Wholesale									P		P			P		(14), (29)
Water towers	C	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.



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- 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 a 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 employ 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.



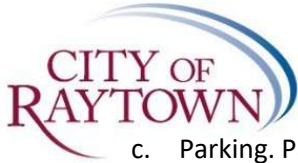
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3. Sufficient off-street parking spaces shall be provided to accommodate the total number of employees that provide the care.
 - ix. Outdoor storage of materials or equipment used in a no-impact home-based business shall not be permitted anywhere on 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.



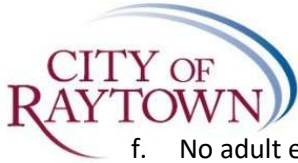
(13)

- 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.



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- 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



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

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

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:



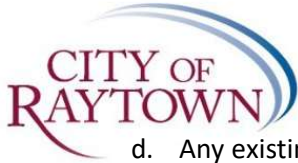
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- i. Highway Commercial zone: 1,000 feet of any other property on which another package liquor store is located;
 - ii. Neighborhood Commercial zone: 2,600 feet of any other property on which another package liquor store is located;
 - iii. 100 feet 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.



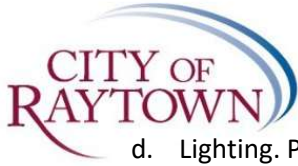
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- d. Any existing business licensed under this category that has had a change of ownership occur, resulting in the owner of record no longer controlling a majority of the interest in the business, shall be deemed a new business and shall apply for 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:

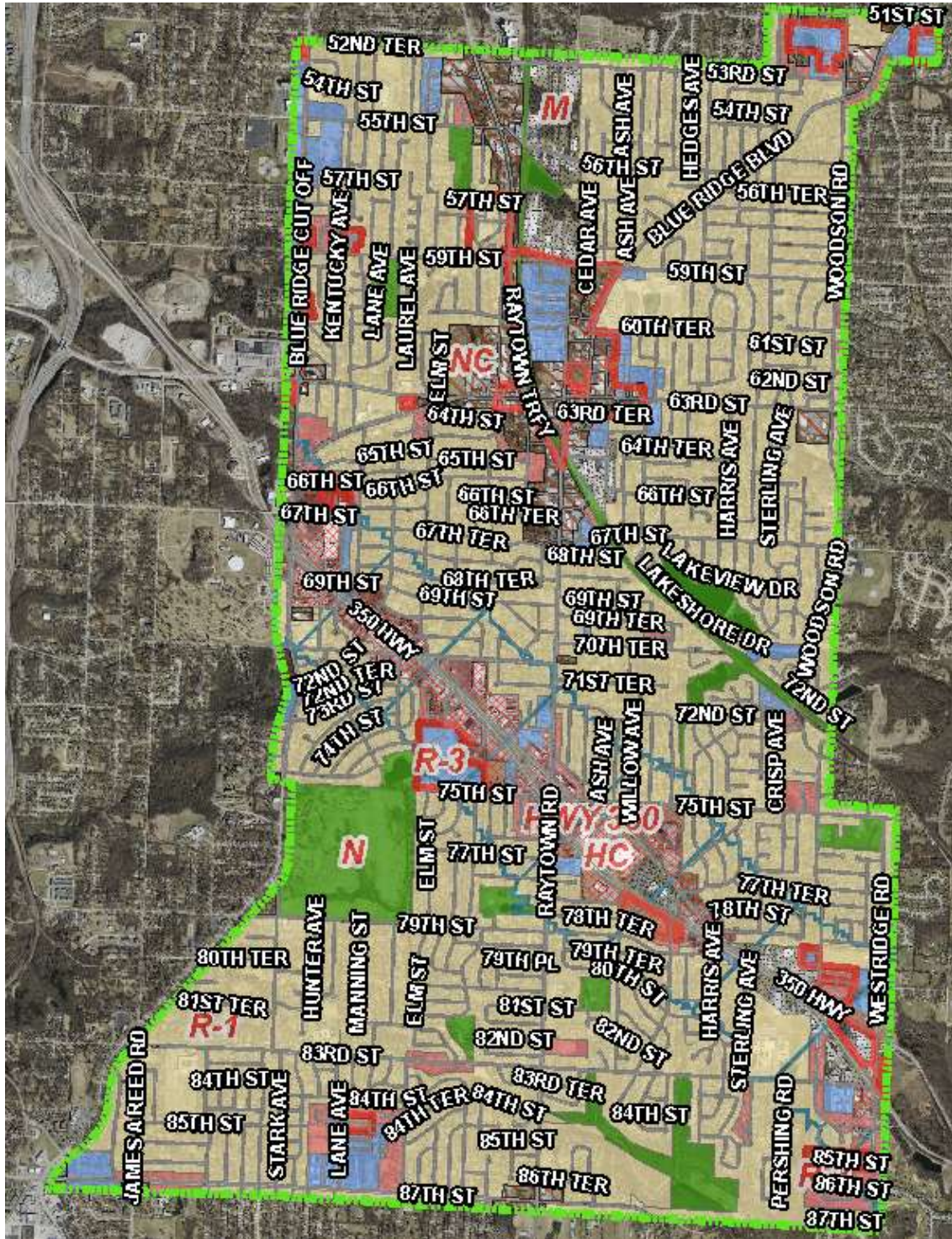
- City Zoning Map
- Affidavits of Publication

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.

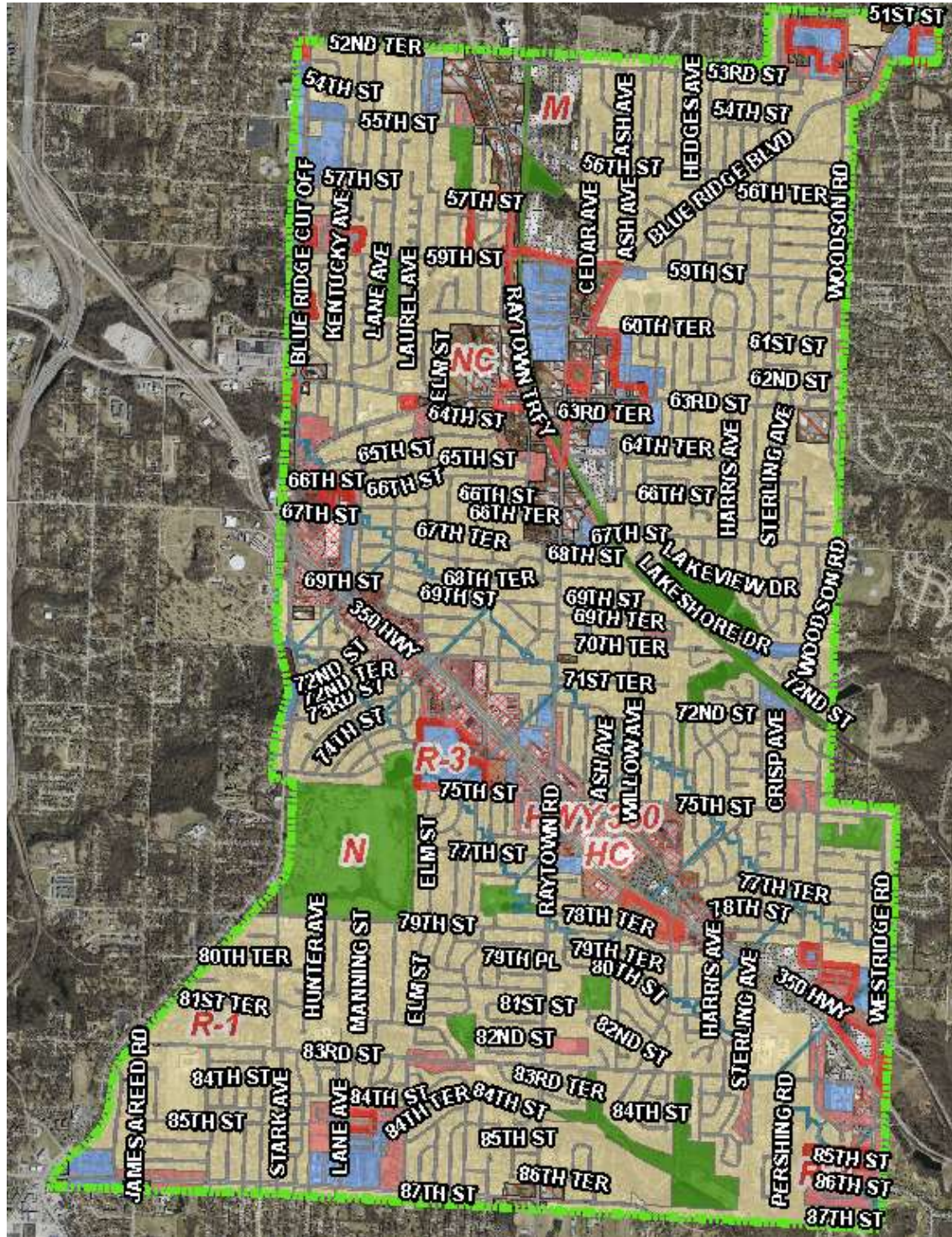


City Zoning Map:





City Zoning Map:



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

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

May 21, 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: Absent	Frazier: Present
Emerson: Absent	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Present	Myers: Present
3. **Approval of Minutes:** Minutes of May 7, 2026, Regular Meeting were approved 7-0 upon motion by Mr. Frazier and a second by Secretary Stock.
4. **Introduction of new Planning & Zoning Coordinator, Benjamin Robinson**
5. **Public Discussion:** None.
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**

Mr. Meyers introduced the application.
 2. **Explanation of any ex parte communication from Commission members regarding the application**

Commissioner Sneddon reported having ex parte communication, though Commissioner Sneddon explained that his communication would not affect his decision.
 3. **Opening of the public hearing.**

Chairman Meyers opened the public hearing.
 4. **Enter Relevant City Exhibits into the Record:**

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

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

All those who planned to speak were sworn in.

6. Introduction of Application and Power Point Staff

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

7. Request for Public Comment by Chairman

The applicant, Elliott Reed of Cochran Engineering, requested to comment. He reiterated many of the points from staff's presentation and confirmed that the applicants were agreeable to all conditions set forward in the staff report.

8. Questions for the applicant and staff

Commissioner Sneddon asked if *Freddy's* and *Dutch Bros Coffee* had been given public notice as part of this case. Ms. Kelly confirmed they had but chose not to respond.

Commissioner Sneddon also asked the applicant why Dobb's chose the subject location over another area, as there are currently seven other tire shops within a mile. The applicant could not speak to Dobb's business rationale.

Commissioner Sneddon inquired as to how the proposed land use of a tire shop aligns with the Comprehensive Plan. Ms. Kelly explained that this site is recommended for future commercial development, though the Comprehensive Plan's future land use map does not specify which type of commercial use should be there.

Commissioner Sneddon also asked if a traffic study had been performed. The applicant explained that the reference to traffic impact in their statement was in reference to the access easements on the site, which also serve the rest of the commercial area that the subject property is located at. Commissioner Sneddon recalled traffic impacts when IHOP was in operation at the subject site.

Commissioner Frazier asked if the City had at one time had a moratorium on the construction of new tire shops. Later, Commissioner Stock confirmed that it had, but not at this time.

9. Commission Discussion

Commissioner Stock noted that it would be beneficial to fill a vacancy on the subject site.

Chairman Meyers and Commissioners Thurman, Sneddon, and Frazier expressed that they would have liked to have seen a representative from Dobb's present at the meeting.

Chairman Meyers commented that while would be beneficial to have active use of the land, certain uses are more productive than others, expressing concern that a tire shop on the subject site may not be the highest and best use for the subject site.

Secretary Stock expressed discontent about the claim made by the applicants (in the application) that the property would continue to remain vacant should the CUP for the subject site be denied.

10. The public hearing was closed.

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

The Commission voted to deny the application on a motion by Commissioner Sneddon and a second by Commissioner Thurman.

VOTE: Motion was recommended for denial by a vote of 5-2.

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.

12. Introduction of Application by Chair

Chairman Meyers introduced the application.

13. Explanation of any ex parte communication from Commission members regarding the application

There was no ex parte communication reported by Commissioners regarding this application.

14. Opening of the public hearing

Chairman Meyers opened the public hearing.

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

Ms. Kelly was sworn in to present the application.

16. Enter Relevant City Exhibits into the Record

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

17. Introduction of Application and Power Point by Staff

Ms. Kelly presented the case and gave the background for the request. The approval of the requested text amendment would permit the 24-hour operation of marijuana dispensary

drive-thrus. The interior premises of marijuana dispensaries would be closed to the public between the hours of 12:00am and 6:00am.

This text amendment will address the dispensary at 9010 E State Rte 350 (*From the Earth*) which intends to reconstruct their facility at that location and add a drive-thru.

18. Questions for staff

Commissioner Myers asked about security requirements of marijuana dispensaries wishing to open a drive-thru 24/7. The City Attorney explained that dispensaries are required to submit a security plan in order to open any operations.

Commissioner Sneddon asked if there were any existing separation distance requirements for dispensaries from other land uses such as primary schools and churches. The City Attorney and Ms. Kelly cited [RSMo XIV Section 2. Marijuana legalization, regulation, and taxation. – 5. Local Control. \(4\)](#) which states that “no new marijuana facility shall be initially sited within one thousand feet of any then-existing elementary or secondary school, child day-car center, or church.”

Ms. Kelly went on to explain that the dispensary at 9010 E State Rte 350 meets all other state and local requirements but would require the passage of this amendment in order to operate the proposed drive-thru 24/7.

19. Closing of the public hearing

Chairman Meyers closed the public hearing.

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

The Commission voted to approve the application on a motion by Commissioner Frazier and a second by Commissioner Myers.

VOTE: Motion was recommended for approval 6-1.

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.

21. Introduction of Application by Chair

Chairman Meyers introduced the application.

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

Ms. Kelly was sworn in to present this application.

23. Explanation of any ex parte communication from Commission members regarding the application

There was no ex parte communication reported by Commissioners regarding this application.

24. Opening of the public hearing

Chairman Meyers opened the public hearing.

25. Enter Relevant City Exhibits into the record

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

26. Introduction of Application and Power Point by Staff

Ms. Kelly presented the proposed text amendments to the Commission. She explained that the primary purpose of these amendments was to regulate land uses that could be challenging if they came into the city's downtown, as that area continues to grow.

27. Questions for staff by Commission

Secretary Stock asked if there is already a section of the code for manufactured homes (as opposed to mobile homes, which appeared in this text amendment). Ms. Kelly explained that there is and that it merely did not appear in this text amendment.

Commissioner Bruenger asked what the geographic boundaries of the Town Square zoning overlay district were. Ms. Kelly showed the boundaries on the City's GIS tool (*Integrity*).

28. Closing of the public hearing

Chairman Meyers closed the public hearing.

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

The Commission voted to approve the application on a motion by Commissioner Myers and a second by Commissioner Frazier.

VOTE: Motion was recommended for approval by unanimous 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.

30. Other Business

Ms. Kelly made an announcement about the Chamber of Commerce Monthly Luncheon on May 27th at 11:00am-1:00pm at the Raytown Wellness Center.

Ms. Kelly also made note of the Chamber of Commerce Mix & Mingle event on May 28th at 4:30pm at the Raytown Historical Society.

31. Set Future Meeting Date

The next Regular Planning Commission Meeting is scheduled for Thursday, July 2nd, 2026, at 6:00 PM.

32. Adjourn

The meeting was adjourned at 7:35 PM.

DRAFT

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 06/11/2026

MEETING DATE: June 16, 2026

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

Public Hearing - FIRST READING: Bill No. 6713-26, Section XIII: A public hearing to consider a conditional use permit for property located at 10000 E. 350 Highway.

BACKGROUND/JUSTIFICATION

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

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

The application was considered by the Planning Commission on May 21, 2026, and by a vote of 2 in favor, 5 against, rendered a report to the Board of Aldermen recommending that the application be denied.

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord PZ-2026-07 - CUP Dobbs Tire
2. PZ-2026-07 CUP Dobbs Tire BofA 6.16.26
3. DRAFT PC Meeting Minutes 5.21.26

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

AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO ELLIOTT REED, COCHRAN ENGINEERING, ON BEHALF OF DOBBS TIRE TO OPERATE A “VEHICLE REPAIR, LIMITED” FACILITY AT 10000 E 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2026-07, was duly submitted on or about April 10, 2026, by Elliott Reed, Cochran Engineering, on behalf of Dobbs Tire, requesting approval of a Conditional Use Permit to operate a “*Vehicle Repair, Limited*,” facility on Property Located at 10000 E. 350 Hwy. Within an HC, Highway Commercial, District in the City of Raytown, Jackson County, Missouri (the “Application”); and

WHEREAS, the Application was considered by the Planning Commission on May 21, 2026, and by a vote of 2 in favor, 5 against, rendered a report to the Board of Aldermen recommending that the Application be denied; and

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

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

SECTION 1 – APPROVAL OF CONDITIONAL USE PERMIT. That the Application for approval of a Conditional Use Permit to operate a “*Vehicle Repair, Limited*,” facility on Property Located at 10000 E. 350 Highway Within an HC, Highway Commercial, District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to Dobbs Tire.

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Conditional Use Permit to operate a “*Vehicle Repair, Limited*,” facility on Property Located at 10000 E. 350 Highway Within an HC, Highway Commercial, District in the City of Raytown, Jackson, County, Missouri, be approved and issued to Dobbs Tire, subject to the following conditions as contained in the staff report:

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.

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

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

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

BE IT REMEMBERED that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this _____ day of June, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney



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:



	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



- **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
-

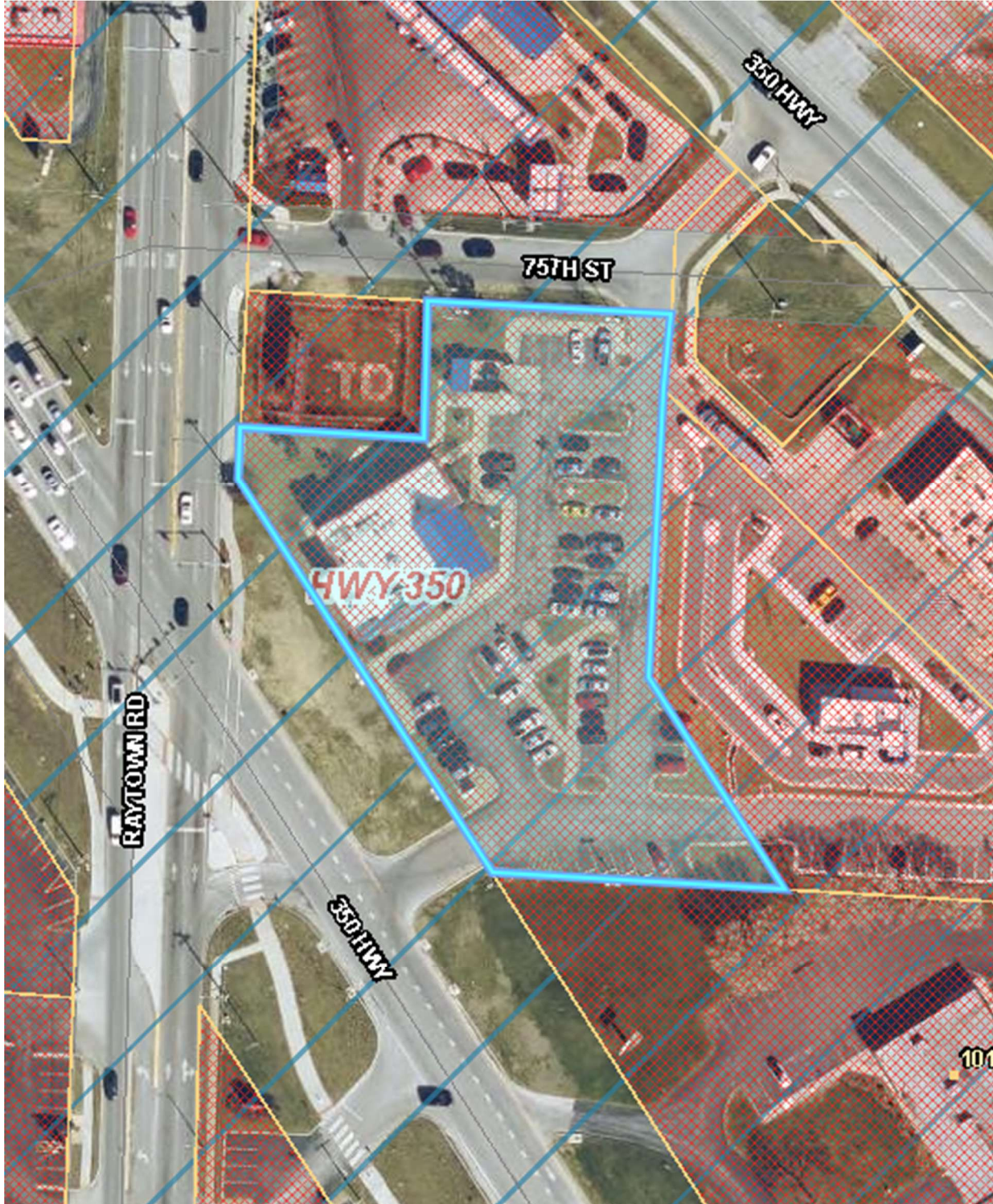
ATTACHMENTS:

- 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.

Zoning Map:





PZ-2026-07

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

PLANNING APPLICATION

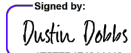
Office Use Only	Application Type(s):
Case #: CUP-000287-2026	Conditional Use Permit
Fee Paid:	
PC Meeting Date: 5/21/26	
B of A Meeting Date: 6/16/26 and 7/7/26	
Newspaper Notice Date: 4/29/26	
Notice Letters Date: 4/24/26	

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	



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:	
<input checked="" type="checkbox"/> <small>Signed by:</small>  <small>46567D-174214442</small>	

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.



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

Additional Contact Information

Please provide additional contact information if applicable below:

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



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

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



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

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

The 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 - 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: XXXX
 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

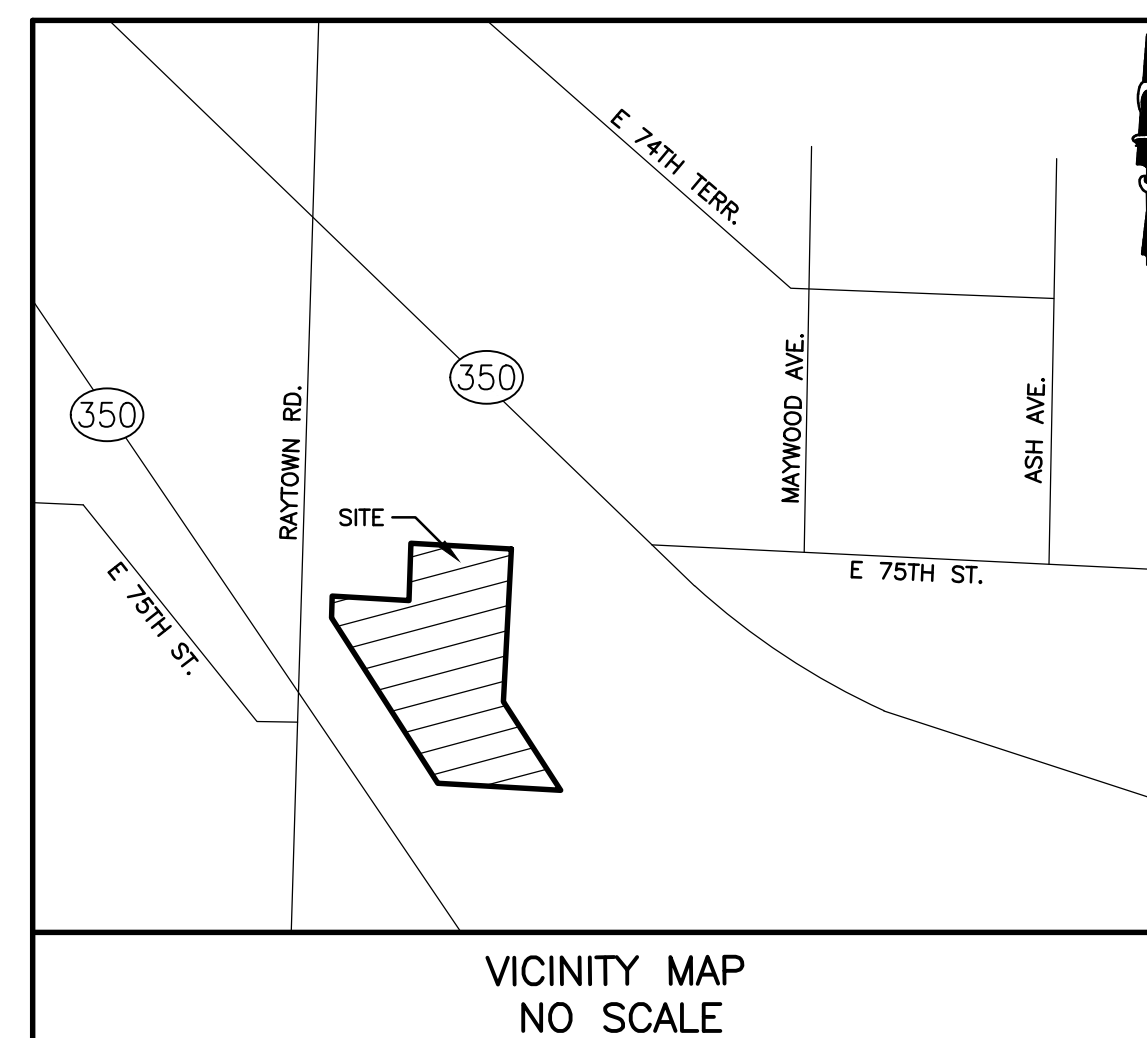
FIRE DISTRICT

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

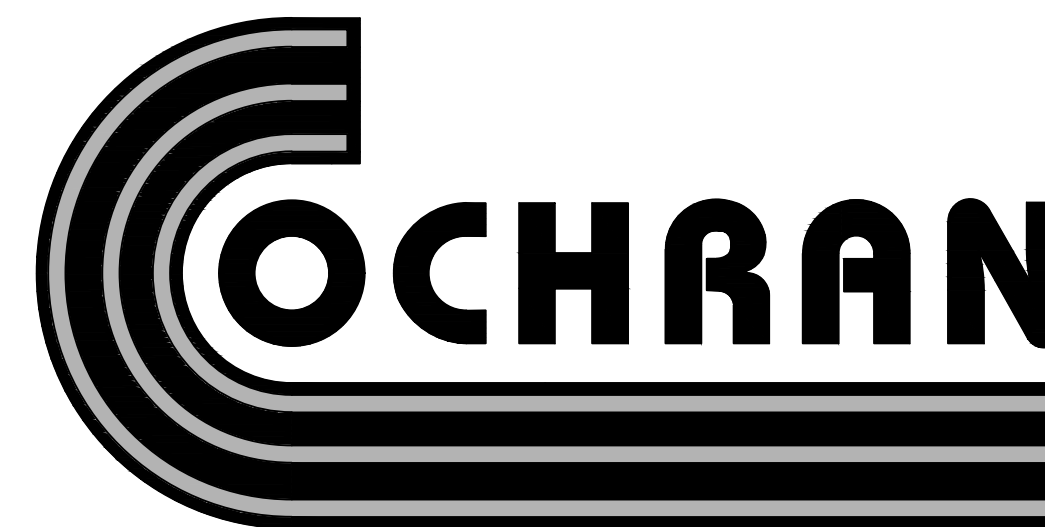
SCHOOL DISTRICT

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



PROJECT NO. 25-10466



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

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

APRIL 9, 2026

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



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

SURVEYOR'S NOTES:

- SURVEY NOTES:
- 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.
 - 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.
 - SOURCE OF RECORD AND EASEMENTS: 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. NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY COCHRAN.
 - SURVEY DIMENSIONS SHOWN HEREON ARE SURVEYED AND RECORD, UNLESS OTHERWISE NOTED.
 - THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
 - 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.
 - ALTA/NSPS TABLE A ITEM 2 – NO ADDRESS ASSIGNED BY THE CITY AT TIME OF SURVEY. NO ADDRESS IS POSTED ON SITE.
 - 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, 2909SC04026 REVISED JANUARY 20, 2017.
 - ALTA/NSPS TABLE A ITEM 4 – LOT 5 – GROSS LAND AREA: 52,673 SQUARE FEET OR 1.21 ACRES.
 - 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)
 - 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
 - ALTA/NSPS TABLE A ITEM 8 – SUBSTANTIAL FEATURES OBSERVED SHOWN HEREON.
 - ALTA/NSPS TABLE A ITEM 9 – THERE ARE 59 REGULAR PARKING SPACES AND 3 MARKED HANDICAP SPACES UPON THE SUBJECT PARCEL.
 - 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.
 - ALTA/NSPS TABLE A ITEM 13 – ADJACENT OWNERS SHOWN HEREON.
 - ALTA/NSPS TABLE A ITEM 14 – THE NEAREST INTERSECTING STREET HIGHWAY 350 IS LOCATED ADJACENT TO THE SUBJECT PARCEL.
 - ALTA/NSPS TABLE A ITEM 16 – NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
 - ALTA/NSPS TABLE A ITEM 17 – NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR AT TIME OF SURVEY. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED AT TIME OF SURVEY.
 - AT TIME OF FIELDWORK THIS SITE IS SERVED BY:
 - WATER – CITY OF KANSAS CITY WATER
 - SEWER – CITY OF KANSAS CITY SEWER AND JACKSON COUNTY PWS02
 - ELECTRIC – EVERGY
 - GAS – SPIRE MO WEST
 - TELEPHONE/FIBER – ATT DISTRIBUTION, COMCAST CABLE COMMUNICATIONS, EVERFAST FIBER NETWORKS

SURVEYOR'S CERTIFICATE:

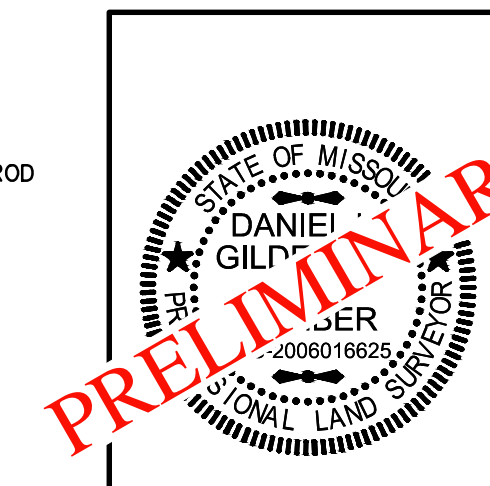
CERTIFY TO:
YORKSHIRE REAL ESTATE HOLDINGS, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

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

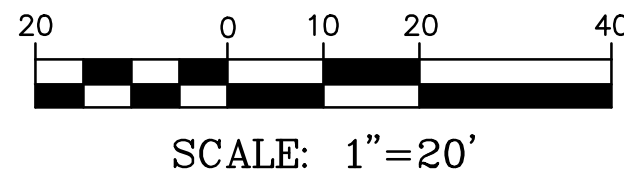
DANIEL K. GILDEHAUS, P.L.S. #2006016625
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN



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



DRAWN 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



LEGEND

PROPERTY LINE	—	FENCE	—
RIGHT-OF-WAY	—	INLET	—
LOT LINE	—	GAS LINE	—
EASEMENT (COLORS VARY)	—	WATER LINE (SIZE)	—
AERIAL ELECTRIC	—	FIRE HYDRANTS	—
UTILITY POLE / GUY WIRE	—	WATER VALVE	—
UNDERGROUND ELECTRIC	—	LIGHT	—
UNDERGROUND TELEPHONE	—	SET IRON ROD WITH CAP	—
SANITARY SEWER	—	LS 380, OR AS NOTED	—
SANITARY MANHOLE	—	FOUND IRON ROD WITH CAP	—
STORM SEWER	—	OR AS NOTED	—
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, 1928, AS DOCUMENT NO. 1-24368 IN BOOK 1-70, 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.**

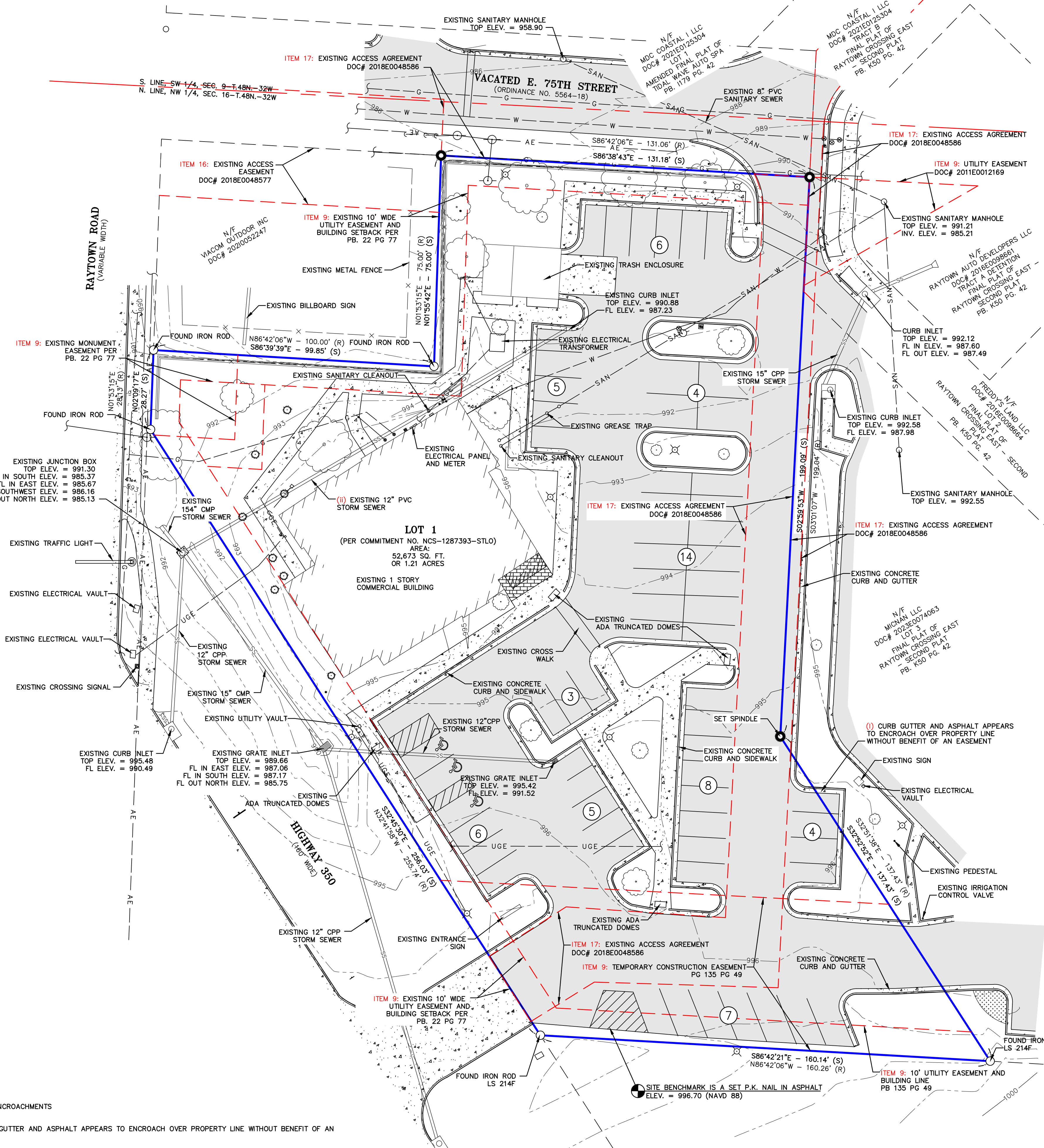
ITEM 13 – THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS, MAINTENANCE AND USE AGREEMENT" RECORDED FEBRUARY 4, 2011 AS DOCUMENT NO. 2011E0012167 OF OFFICIAL RECORDS. **AFFECTS SURVEYED PARCEL, NO ITEMS TO DEPICT.**

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.

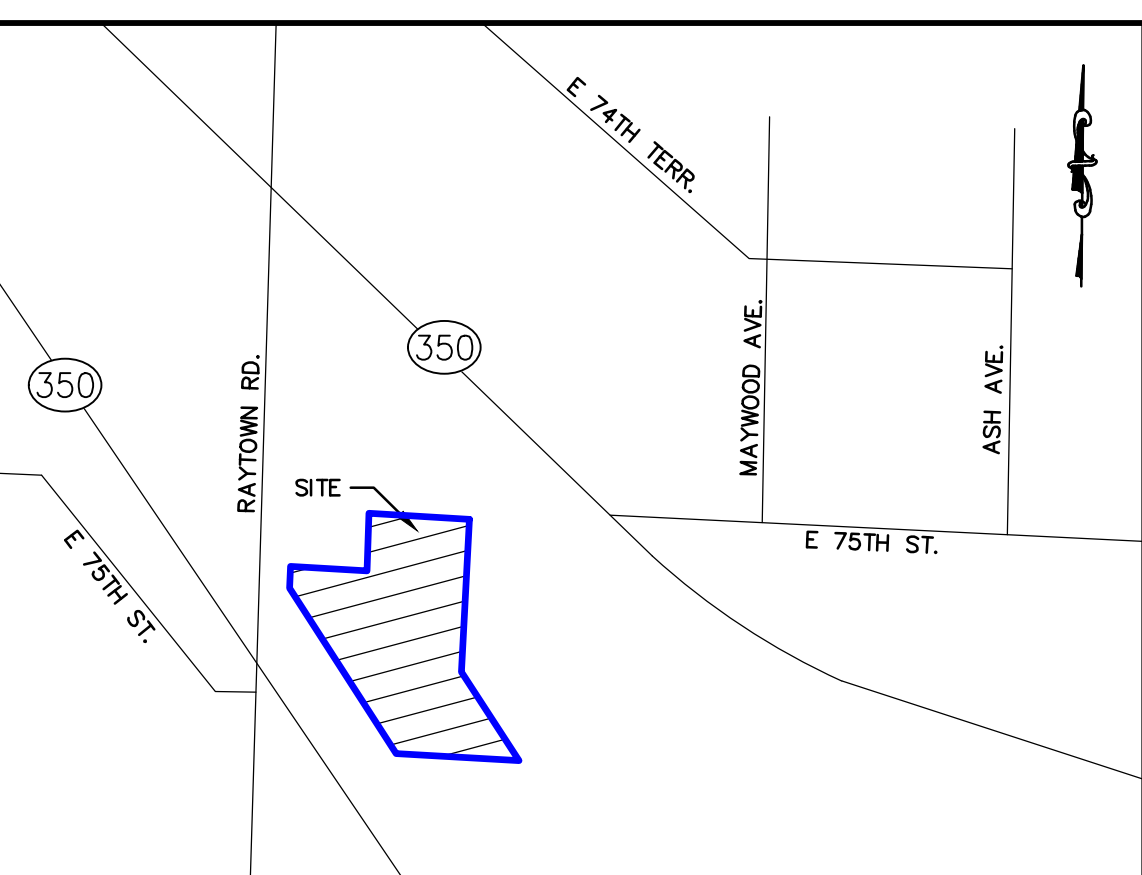
ITEM 16 – ACCESS AGREEMENT BY AND BETWEEN RAYTOWN WASH LLC, A MISSOURI LIMITED LIABILITY COMPANY AND OUTRONT MEDIA LLC (AS SUCCESSOR-IN-INTEREST TO VIACOM OUTDOOR INC.), A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JUNE 04, 2018 IN DOCUMENT NO. 2018E0048577. **AFFECTS SURVEYED PARCEL, AS SHOWN HEREON.**

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 COMPANY AND MKF 2095, INC., A MISSOURI CORPORATION RECORDED JUNE 04, 2018 IN DOCUMENT NO. 2018E0048586. **AFFECTS SURVEYED PARCEL, AS SHOWN HEREON.**



LIST OF POTENTIAL ENCROACHMENTS

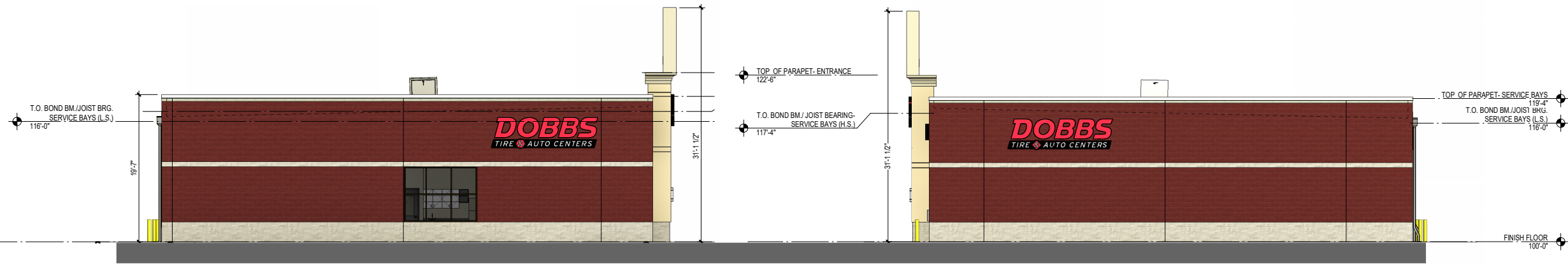
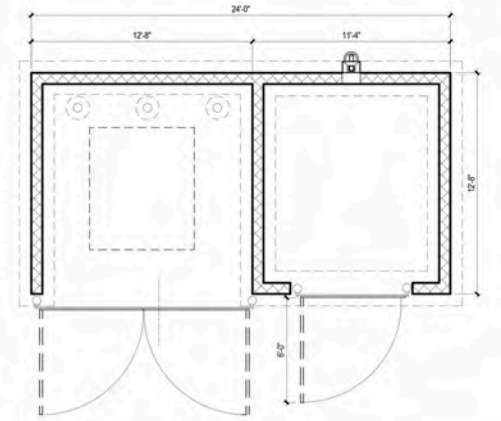
- EXISTING CURB, GUTTER AND ASPHALT APPEARS TO ENCOACH OVER PROPERTY LINE WITHOUT BENEFIT OF AN EASEMENT.
- STORM SEWER APPEARS TO CROSS PROPERTY WITHOUT BENEFIT OF AN EASEMENT.



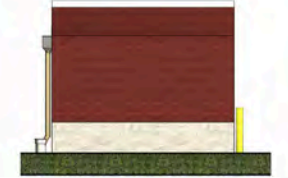
VICINITY MAP
NOT TO SCALE



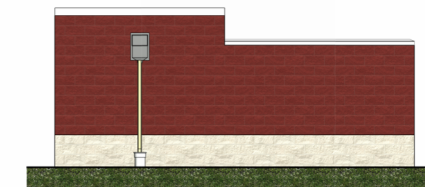
FRONT FIELD: SPLIT-FACE CMU - ACCENT SPLIT-FACE CMU - ACCENT SMOOTH FACE CMU - EIFS FRONT ENTRY



SIDE



REAR



DUMPSTER/TIRE ENCLOSURE



DOBBS [TIRE & AUTO CENTERS]

4-8-2026

RAYTOWN, MO

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



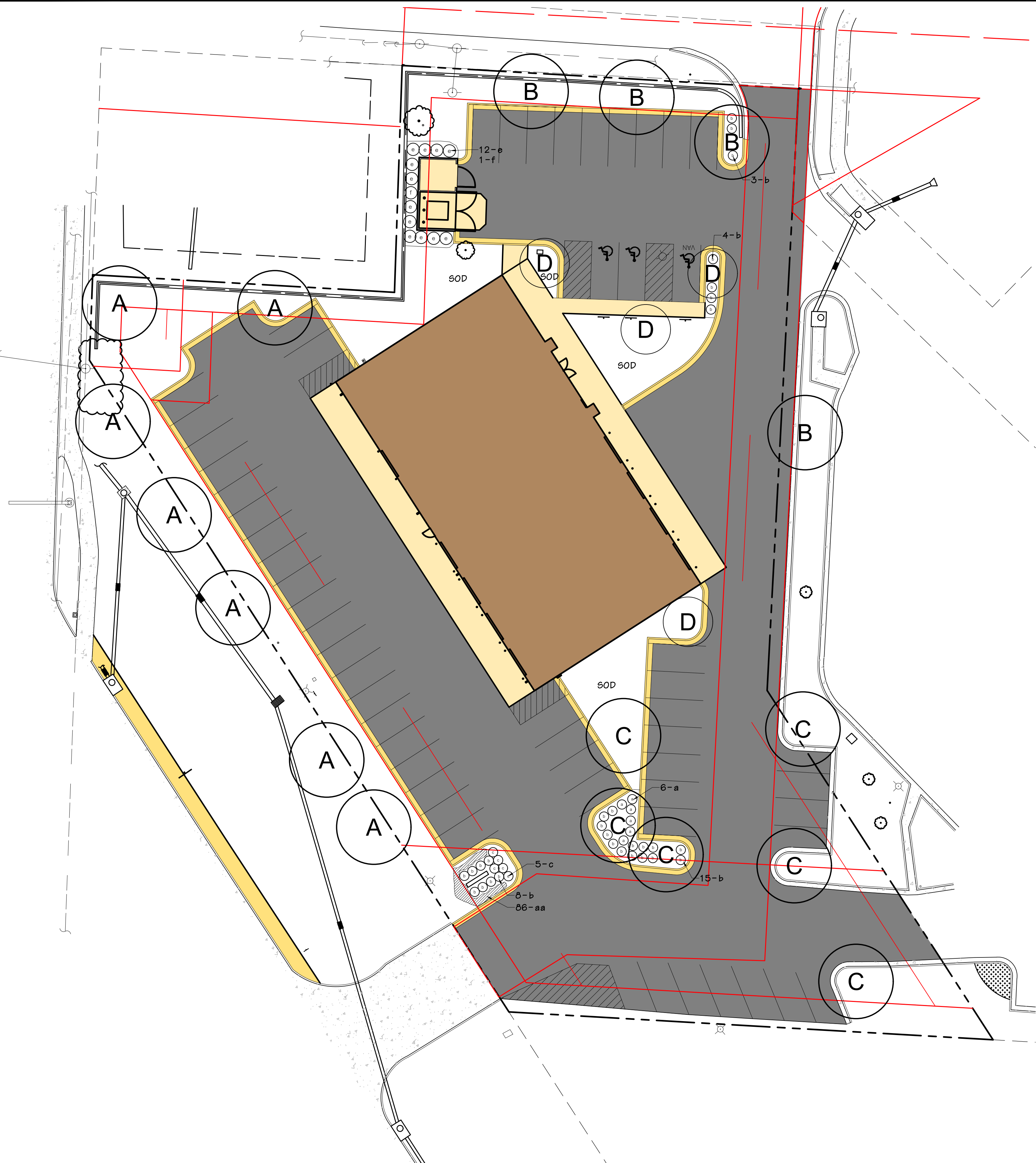
Archimages

architecture | interiors



Douglas A. DeLong, Landscape Architect LA-81

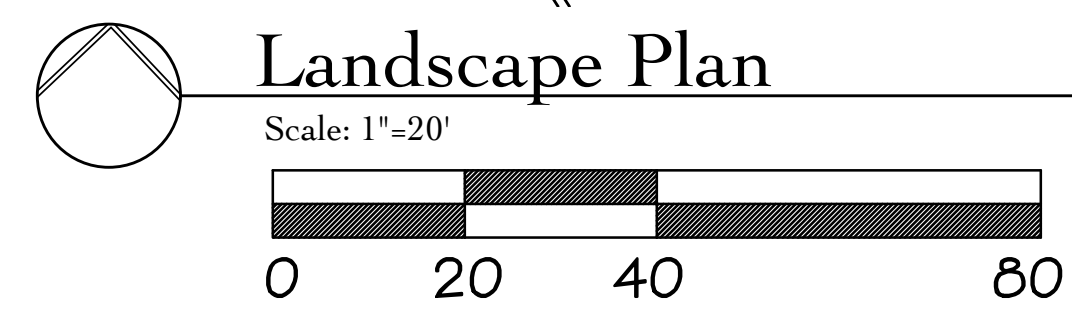
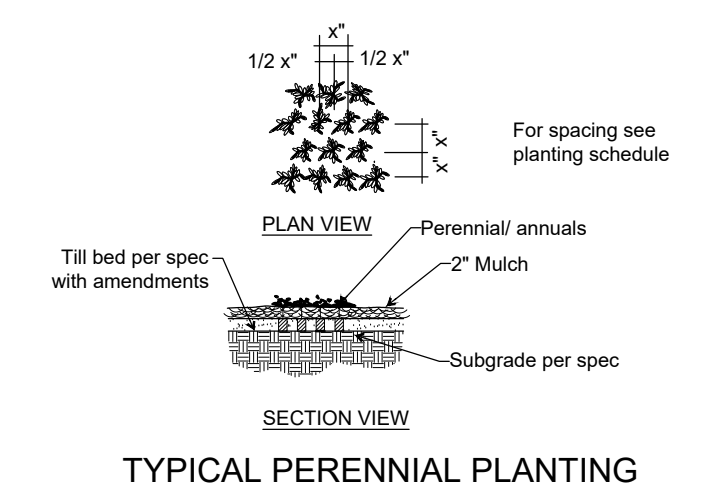
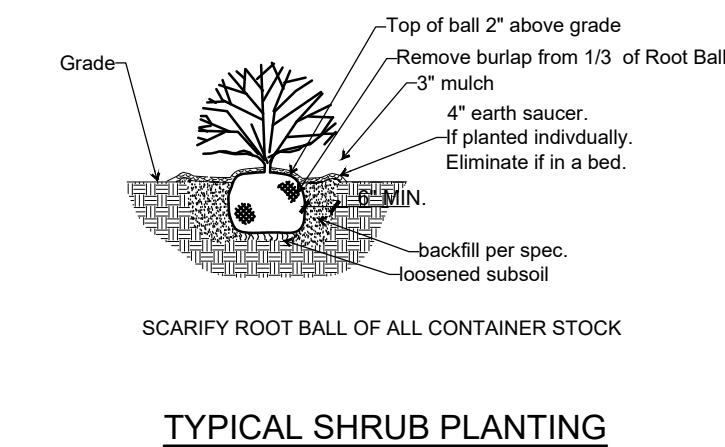
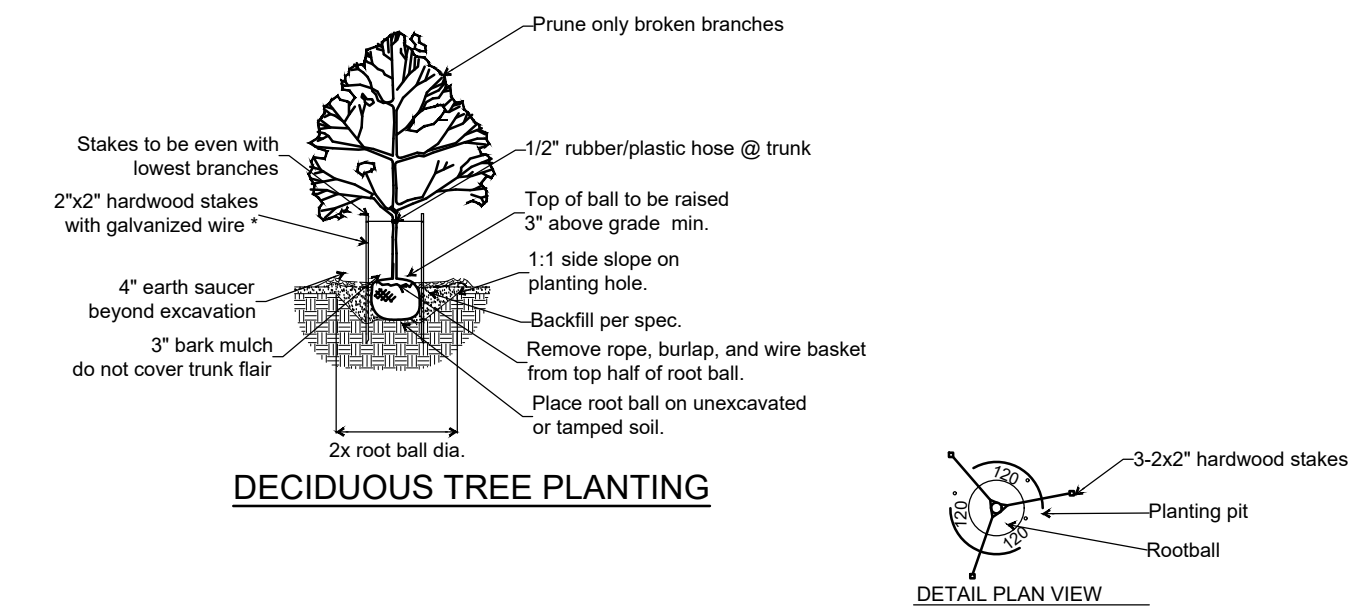
Consultants:



PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	7	Acer saccharum 'Baileta' Fall Fiesta	Fall Fiesta Sugar Maple	2.5"	B&B
B	4	Quercus robur	Engle Oak	2.5"	B&B
C	6	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	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	Juniperus 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 Tree per 5,000 SF of Total Lot: 52,707 SF/5,000 = 10.5 or 11 trees
- 2 Shrubs per 5,000 SF of Total Lot: 52,707 SF/5,000=10.5 x 2=21 shrubs
- Tree per 3,000 sf of site open space. 16,256.12 sf / 3,000 = 5.4 or 6 trees.
- 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.
- 1 Tree for each 200 SF of required landscape space: 536.6 sf/ 200=2.6 or 3 trees.
- Total Trees required =20. Trees provided =20



DOBBS TIRE & AUTO

RAYTOWN, MISSOURI

Revisions:

Date	Description	No.

Drawn: BAD
Checked: DAD

DeLong Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 4-9-2026
Job #: 192.022



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.

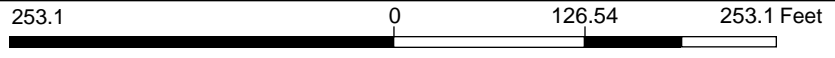
Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit

1 in. = 127ft. 



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

Notes

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)
County of Jackson County)

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.

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
Germaine Lambert

Sworn to me on this 29th day of April 2026

By: Angela M Bridgewater
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

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



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

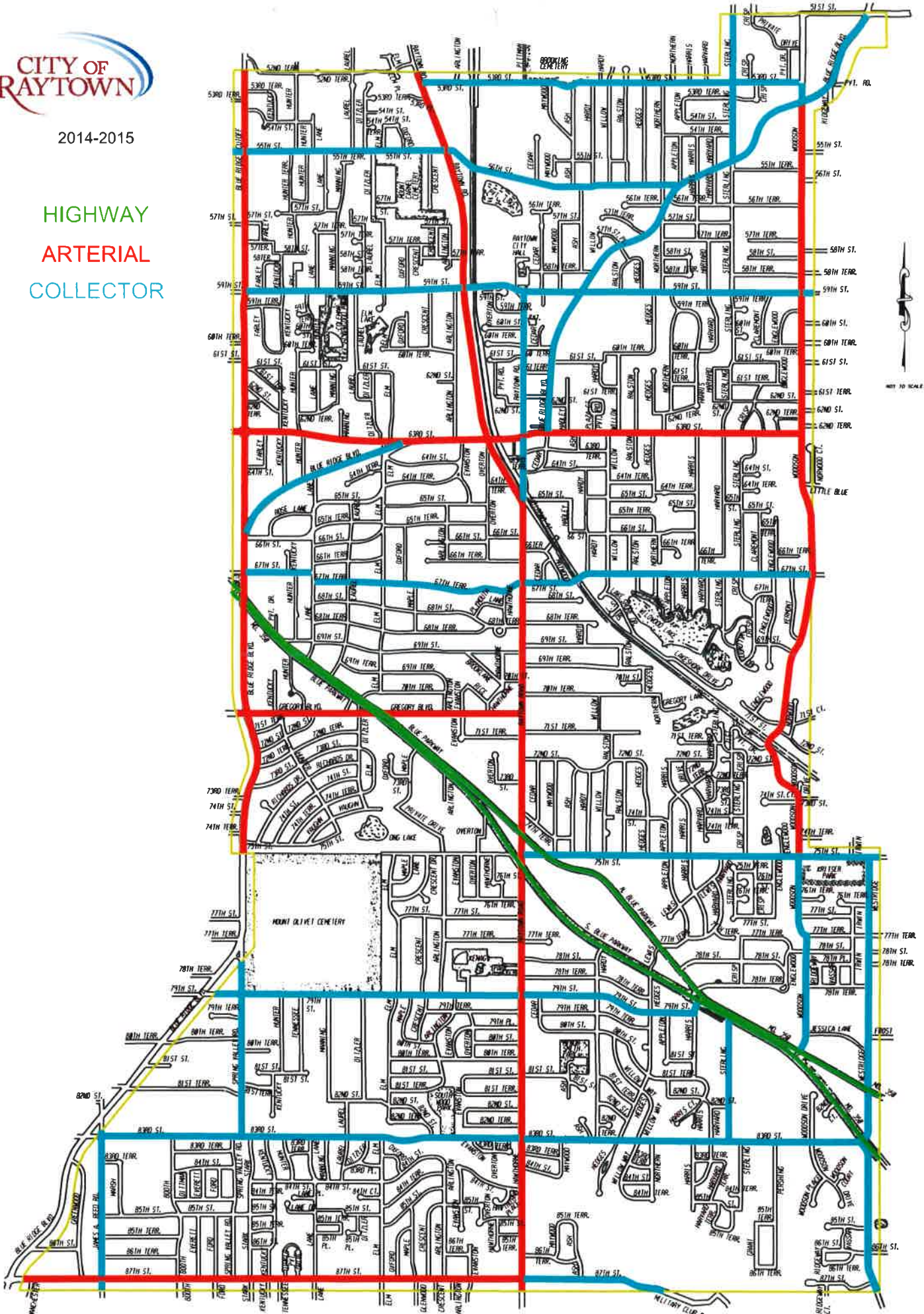
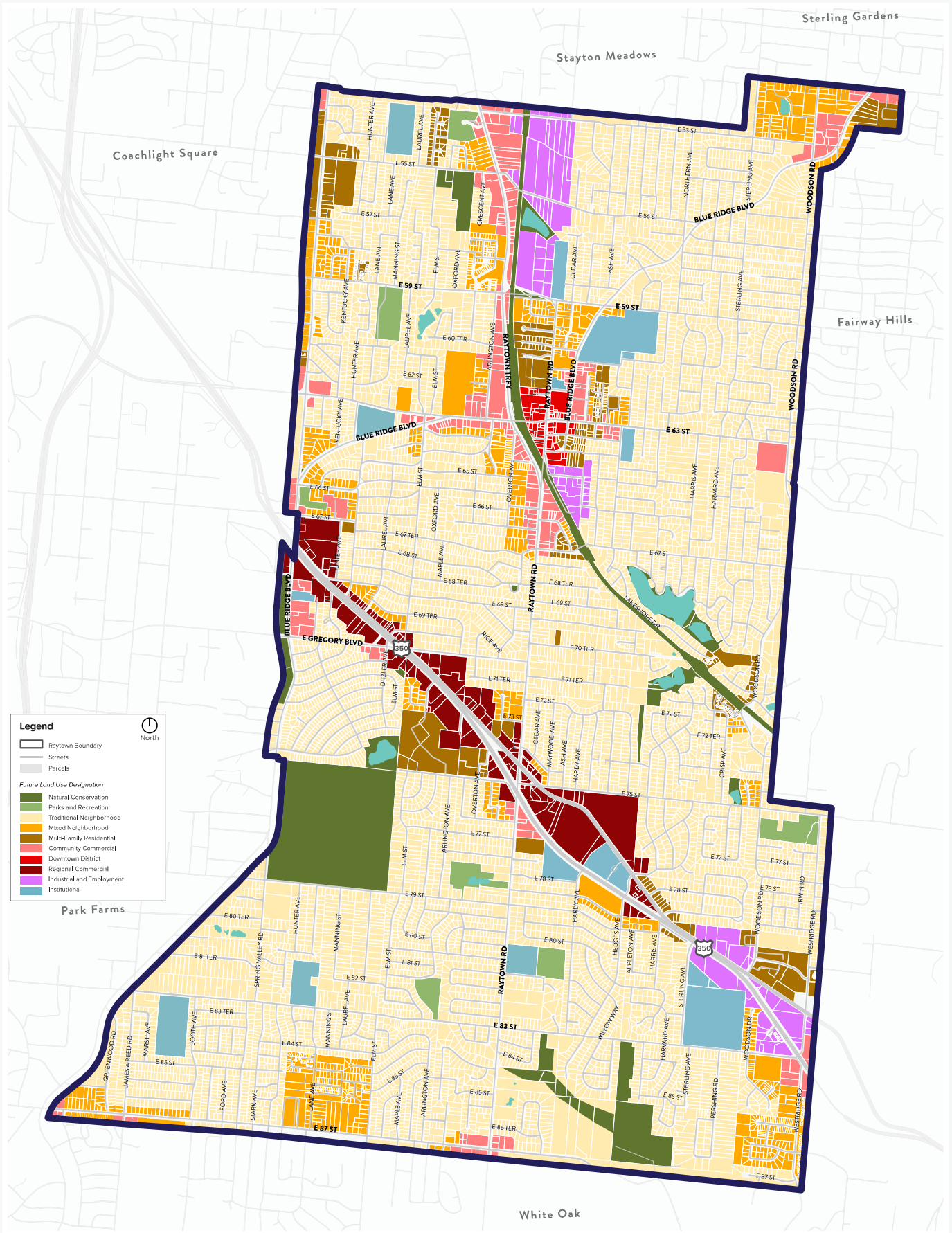


Figure 27: Future Land Use Map



CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

May 21, 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: Absent	Frazier: Present
Emerson: Absent	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Present	Myers: Present
3. **Approval of Minutes:** Minutes of May 7, 2026, Regular Meeting were approved 7-0 upon motion by Mr. Frazier and a second by Secretary Stock.
4. **Introduction of new Planning & Zoning Coordinator, Benjamin Robinson**
5. **Public Discussion:** None.
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**

Mr. Meyers introduced the application.
 2. **Explanation of any ex parte communication from Commission members regarding the application**

Commissioner Sneddon reported having ex parte communication, though Commissioner Sneddon explained that his communication would not affect his decision.
 3. **Opening of the public hearing.**

Chairman Meyers opened the public hearing.
 4. **Enter Relevant City Exhibits into the Record:**

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

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

All those who planned to speak were sworn in.

6. Introduction of Application and Power Point Staff

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

7. Request for Public Comment by Chairman

The applicant, Elliott Reed of Cochran Engineering, requested to comment. He reiterated many of the points from staff's presentation and confirmed that the applicants were agreeable to all conditions set forward in the staff report.

8. Questions for the applicant and staff

Commissioner Sneddon asked if *Freddy's* and *Dutch Bros Coffee* had been given public notice as part of this case. Ms. Kelly confirmed they had but chose not to respond.

Commissioner Sneddon also asked the applicant why Dobb's chose the subject location over another area, as there are currently seven other tire shops within a mile. The applicant could not speak to Dobb's business rationale.

Commissioner Sneddon inquired as to how the proposed land use of a tire shop aligns with the Comprehensive Plan. Ms. Kelly explained that this site is recommended for future commercial development, though the Comprehensive Plan's future land use map does not specify which type of commercial use should be there.

Commissioner Sneddon also asked if a traffic study had been performed. The applicant explained that the reference to traffic impact in their statement was in reference to the access easements on the site, which also serve the rest of the commercial area that the subject property is located at. Commissioner Sneddon recalled traffic impacts when IHOP was in operation at the subject site.

Commissioner Frazier asked if the City had at one time had a moratorium on the construction of new tire shops. Later, Commissioner Stock confirmed that it had, but not at this time.

9. Commission Discussion

Commissioner Stock noted that it would be beneficial to fill a vacancy on the subject site.

Chairman Meyers and Commissioners Thurman, Sneddon, and Frazier expressed that they would have liked to have seen a representative from Dobb's present at the meeting.

Chairman Meyers commented that while would be beneficial to have active use of the land, certain uses are more productive than others, expressing concern that a tire shop on the subject site may not be the highest and best use for the subject site.

Secretary Stock expressed discontent about the claim made by the applicants (in the application) that the property would continue to remain vacant should the CUP for the subject site be denied.

10. The public hearing was closed.

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

The Commission voted to deny the application on a motion by Commissioner Sneddon and a second by Commissioner Thurman.

VOTE: Motion was recommended for denial by a vote of 5-2.

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.

12. Introduction of Application by Chair

Chairman Meyers introduced the application.

13. Explanation of any ex parte communication from Commission members regarding the application

There was no ex parte communication reported by Commissioners regarding this application.

14. Opening of the public hearing

Chairman Meyers opened the public hearing.

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

Ms. Kelly was sworn in to present the application.

16. Enter Relevant City Exhibits into the Record

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

17. Introduction of Application and Power Point by Staff

Ms. Kelly presented the case and gave the background for the request. The approval of the requested text amendment would permit the 24-hour operation of marijuana dispensary

drive-thrus. The interior premises of marijuana dispensaries would be closed to the public between the hours of 12:00am and 6:00am.

This text amendment will address the dispensary at 9010 E State Rte 350 (*From the Earth*) which intends to reconstruct their facility at that location and add a drive-thru.

18. Questions for staff

Commissioner Myers asked about security requirements of marijuana dispensaries wishing to open a drive-thru 24/7. The City Attorney explained that dispensaries are required to submit a security plan in order to open any operations.

Commissioner Sneddon asked if there were any existing separation distance requirements for dispensaries from other land uses such as primary schools and churches. The City Attorney and Ms. Kelly cited [RSMo XIV Section 2. Marijuana legalization, regulation, and taxation. – 5. Local Control. \(4\)](#) which states that “no new marijuana facility shall be initially sited within one thousand feet of any then-existing elementary or secondary school, child day-car center, or church.”

Ms. Kelly went on to explain that the dispensary at 9010 E State Rte 350 meets all other state and local requirements but would require the passage of this amendment in order to operate the proposed drive-thru 24/7.

19. Closing of the public hearing

Chairman Meyers closed the public hearing.

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

The Commission voted to approve the application on a motion by Commissioner Frazier and a second by Commissioner Myers.

VOTE: Motion was recommended for approval 6-1.

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.

21. Introduction of Application by Chair

Chairman Meyers introduced the application.

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

Ms. Kelly was sworn in to present this application.

23. Explanation of any ex parte communication from Commission members regarding the application

There was no ex parte communication reported by Commissioners regarding this application.

24. Opening of the public hearing

Chairman Meyers opened the public hearing.

25. Enter Relevant City Exhibits into the record

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

26. Introduction of Application and Power Point by Staff

Ms. Kelly presented the proposed text amendments to the Commission. She explained that the primary purpose of these amendments was to regulate land uses that could be challenging if they came into the city's downtown, as that area continues to grow.

27. Questions for staff by Commission

Secretary Stock asked if there is already a section of the code for manufactured homes (as opposed to mobile homes, which appeared in this text amendment). Ms. Kelly explained that there is and that it merely did not appear in this text amendment.

Commissioner Bruenger asked what the geographic boundaries of the Town Square zoning overlay district were. Ms. Kelly showed the boundaries on the City's GIS tool (*Integrity*).

28. Closing of the public hearing

Chairman Meyers closed the public hearing.

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

The Commission voted to approve the application on a motion by Commissioner Myers and a second by Commissioner Frazier.

VOTE: Motion was recommended for approval by unanimous 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.

30. Other Business

Ms. Kelly made an announcement about the Chamber of Commerce Monthly Luncheon on May 27th at 11:00am-1:00pm at the Raytown Wellness Center.

Ms. Kelly also made note of the Chamber of Commerce Mix & Mingle event on May 28th at 4:30pm at the Raytown Historical Society.

31. Set Future Meeting Date

The next Regular Planning Commission Meeting is scheduled for Thursday, July 2nd, 2026, at 6:00 PM.

32. Adjourn

The meeting was adjourned at 7:35 PM.

DRAFT

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 06/11/2026

MEETING DATE: June 16, 2026

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

Public Hearing - FIRST READING: Bill No. 6714-26, Section XIII: A public hearing to consider a text amendment to Chapter 50 related to Marijuana Dispensary Drive-Thru Windows

BACKGROUND/JUSTIFICATION

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:

(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.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

The application was considered by the Planning Commission on May 21, 2026, and by a vote of 6 in favor, 1 against, rendered a report to the Board of Aldermen recommending that the amendment be approved.

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord PZ-2026-09 - Chapter 50 Article XII
2. PZ-2026-09 - Chpt 50 Article XII - Exhibit A
3. PZ-2026-09 Text Amend Chpt 50 Article XII - BofA 6-16-26
4. DRAFT PC Meeting Minutes 5.21.26

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

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE XII OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO ALLOW MARIJUANA DISPENSARY DRIVE-THRU WINDOWS TO OPERATE 24 HOURS A DAY WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2026-09, was submitted by the City of Raytown, proposes to amend Chapter 50, Article XII to allow for marijuana dispensary drive-thru windows to operate 24 hours a day within the City of Raytown, Jackson County, Missouri; and

WHEREAS, the Application was considered by the Planning Commission on May 21, 2026, and by a vote of 7 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

WHEREAS, after due public notice in the manner prescribed by the law, the Board of Aldermen held a public hearing on June 16, 2026, and rendered a decision to approve the amendments to the Raytown Code of Ordinances, Chapter 50, Article XII to allow for marijuana dispensary drive-thru windows to operate 24 hours a day within the City of Raytown.

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

SECTION 1 – APPROVAL OF AMENDMENTS. The amendments to Chapter 50, Article XII to allow for marijuana dispensary drive-thru windows to operate 24 hours a day within the City of Raytown are hereby amended as stated in Section 2.

SECTION 2 – AMENDMENTS. The amendments as shown on attached Exhibit A, are hereby adopted.

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

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

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

BE IT REMEMBERED that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this _____ day of June, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

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.**



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:



- (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:

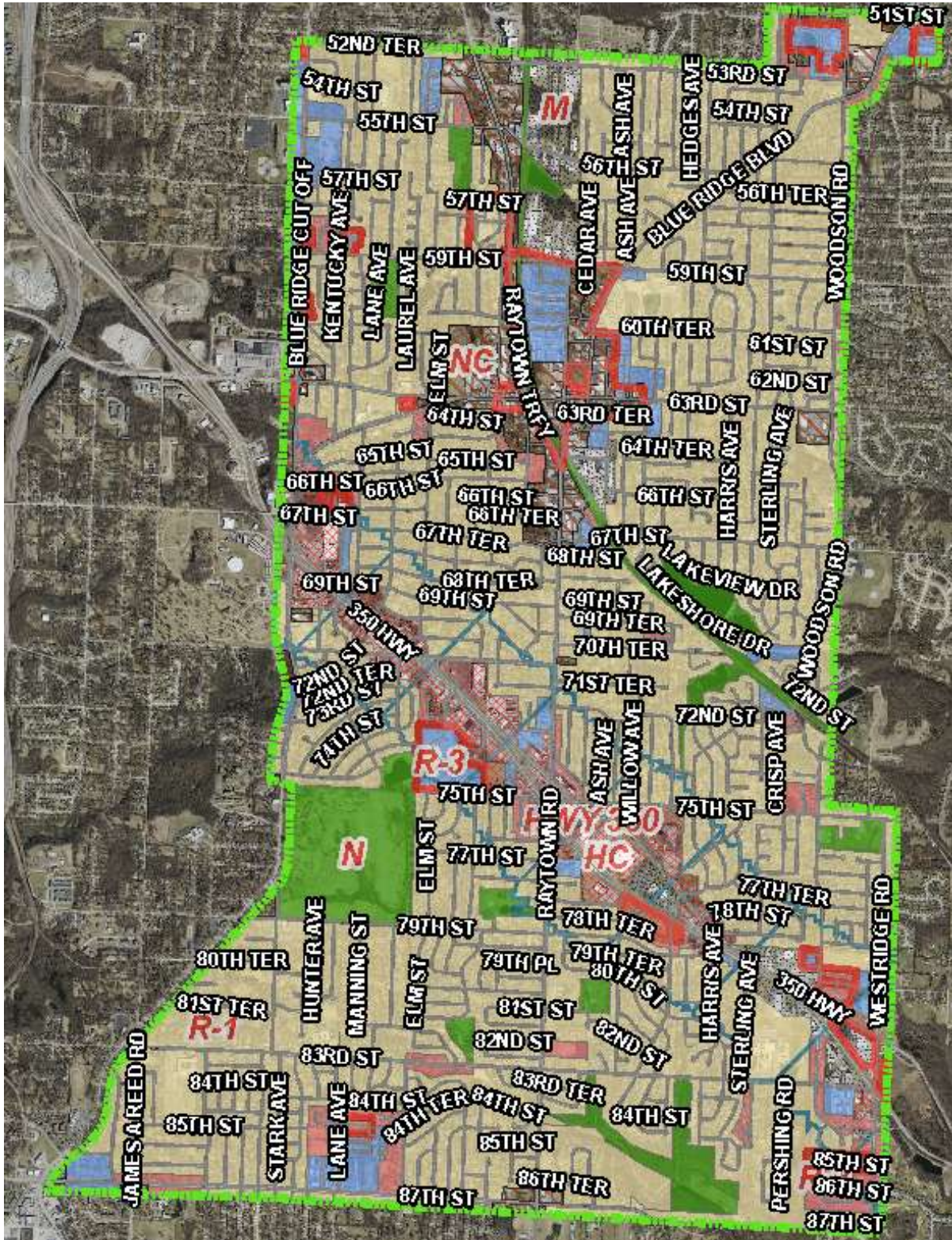
- City Zoning Map
- Exhibit A
- Affidavit of Publication

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.



City Zoning Map:



CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

May 21, 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: Absent	Frazier: Present
Emerson: Absent	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Present	Myers: Present
3. **Approval of Minutes:** Minutes of May 7, 2026, Regular Meeting were approved 7-0 upon motion by Mr. Frazier and a second by Secretary Stock.
4. **Introduction of new Planning & Zoning Coordinator, Benjamin Robinson**
5. **Public Discussion:** None.
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**

Mr. Meyers introduced the application.
 2. **Explanation of any ex parte communication from Commission members regarding the application**

Commissioner Sneddon reported having ex parte communication, though Commissioner Sneddon explained that his communication would not affect his decision.
 3. **Opening of the public hearing.**

Chairman Meyers opened the public hearing.
 4. **Enter Relevant City Exhibits into the Record:**

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

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

All those who planned to speak were sworn in.

6. Introduction of Application and Power Point Staff

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

7. Request for Public Comment by Chairman

The applicant, Elliott Reed of Cochran Engineering, requested to comment. He reiterated many of the points from staff's presentation and confirmed that the applicants were agreeable to all conditions set forward in the staff report.

8. Questions for the applicant and staff

Commissioner Sneddon asked if *Freddy's* and *Dutch Bros Coffee* had been given public notice as part of this case. Ms. Kelly confirmed they had but chose not to respond.

Commissioner Sneddon also asked the applicant why Dobb's chose the subject location over another area, as there are currently seven other tire shops within a mile. The applicant could not speak to Dobb's business rationale.

Commissioner Sneddon inquired as to how the proposed land use of a tire shop aligns with the Comprehensive Plan. Ms. Kelly explained that this site is recommended for future commercial development, though the Comprehensive Plan's future land use map does not specify which type of commercial use should be there.

Commissioner Sneddon also asked if a traffic study had been performed. The applicant explained that the reference to traffic impact in their statement was in reference to the access easements on the site, which also serve the rest of the commercial area that the subject property is located at. Commissioner Sneddon recalled traffic impacts when IHOP was in operation at the subject site.

Commissioner Frazier asked if the City had at one time had a moratorium on the construction of new tire shops. Later, Commissioner Stock confirmed that it had, but not at this time.

9. Commission Discussion

Commissioner Stock noted that it would be beneficial to fill a vacancy on the subject site.

Chairman Meyers and Commissioners Thurman, Sneddon, and Frazier expressed that they would have liked to have seen a representative from Dobb's present at the meeting.

Chairman Meyers commented that while would be beneficial to have active use of the land, certain uses are more productive than others, expressing concern that a tire shop on the subject site may not be the highest and best use for the subject site.

Secretary Stock expressed discontent about the claim made by the applicants (in the application) that the property would continue to remain vacant should the CUP for the subject site be denied.

10. The public hearing was closed.

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

The Commission voted to deny the application on a motion by Commissioner Sneddon and a second by Commissioner Thurman.

VOTE: Motion was recommended for denial by a vote of 5-2.

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.

12. Introduction of Application by Chair

Chairman Meyers introduced the application.

13. Explanation of any ex parte communication from Commission members regarding the application

There was no ex parte communication reported by Commissioners regarding this application.

14. Opening of the public hearing

Chairman Meyers opened the public hearing.

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

Ms. Kelly was sworn in to present the application.

16. Enter Relevant City Exhibits into the Record

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

17. Introduction of Application and Power Point by Staff

Ms. Kelly presented the case and gave the background for the request. The approval of the requested text amendment would permit the 24-hour operation of marijuana dispensary

drive-thrus. The interior premises of marijuana dispensaries would be closed to the public between the hours of 12:00am and 6:00am.

This text amendment will address the dispensary at 9010 E State Rte 350 (*From the Earth*) which intends to reconstruct their facility at that location and add a drive-thru.

18. Questions for staff

Commissioner Myers asked about security requirements of marijuana dispensaries wishing to open a drive-thru 24/7. The City Attorney explained that dispensaries are required to submit a security plan in order to open any operations.

Commissioner Sneddon asked if there were any existing separation distance requirements for dispensaries from other land uses such as primary schools and churches. The City Attorney and Ms. Kelly cited [RSMo XIV Section 2. Marijuana legalization, regulation, and taxation. – 5. Local Control. \(4\)](#) which states that “no new marijuana facility shall be initially sited within one thousand feet of any then-existing elementary or secondary school, child day-car center, or church.”

Ms. Kelly went on to explain that the dispensary at 9010 E State Rte 350 meets all other state and local requirements but would require the passage of this amendment in order to operate the proposed drive-thru 24/7.

19. Closing of the public hearing

Chairman Meyers closed the public hearing.

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

The Commission voted to approve the application on a motion by Commissioner Frazier and a second by Commissioner Myers.

VOTE: Motion was recommended for approval 6-1.

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.

21. Introduction of Application by Chair

Chairman Meyers introduced the application.

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

Ms. Kelly was sworn in to present this application.

23. Explanation of any ex parte communication from Commission members regarding the application

There was no ex parte communication reported by Commissioners regarding this application.

24. Opening of the public hearing

Chairman Meyers opened the public hearing.

25. Enter Relevant City Exhibits into the record

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

26. Introduction of Application and Power Point by Staff

Ms. Kelly presented the proposed text amendments to the Commission. She explained that the primary purpose of these amendments was to regulate land uses that could be challenging if they came into the city's downtown, as that area continues to grow.

27. Questions for staff by Commission

Secretary Stock asked if there is already a section of the code for manufactured homes (as opposed to mobile homes, which appeared in this text amendment). Ms. Kelly explained that there is and that it merely did not appear in this text amendment.

Commissioner Bruenger asked what the geographic boundaries of the Town Square zoning overlay district were. Ms. Kelly showed the boundaries on the City's GIS tool (*Integrity*).

28. Closing of the public hearing

Chairman Meyers closed the public hearing.

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

The Commission voted to approve the application on a motion by Commissioner Myers and a second by Commissioner Frazier.

VOTE: Motion was recommended for approval by unanimous 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.

30. Other Business

Ms. Kelly made an announcement about the Chamber of Commerce Monthly Luncheon on May 27th at 11:00am-1:00pm at the Raytown Wellness Center.

Ms. Kelly also made note of the Chamber of Commerce Mix & Mingle event on May 28th at 4:30pm at the Raytown Historical Society.

31. Set Future Meeting Date

The next Regular Planning Commission Meeting is scheduled for Thursday, July 2nd, 2026, at 6:00 PM.

32. Adjourn

The meeting was adjourned at 7:35 PM.

DRAFT