





# Report to Planning & Zoning Commission

Clay County, Missouri

## General Information

- Site Location:** 12412 NE 112<sup>th</sup> Street  
Section 19 | Township 52 | Range 31
- Site Size:** 12.67± Acres
- Existing Landuse & Zoning:** Agricultural (AG)
- Zoning/Platting History:** None
- Surrounding Landuse & Zoning:**
- North - Agricultural (AG), Residential Urban District (R-1B), Residential Low Density District (R-1A) and Residential Rural District (R-1) Zoned Land
  - East - Agricultural (AG), Residential Rural District (R-1) Zoned Land
  - South - Agricultural (AG) Zoned Land, City of Liberty
  - West - Agricultural (AG), Residential Rural District (R-1), Residential Urban District (R-1B), Zoned Land, City of Liberty and City of Kansas City

## Current Conditions:



Courtesy Cathy Rinehart, Clay County Assessor



Courtesy Microsoft® Bing™



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## Assessment

Gary Bringus is requesting **Final Plat** approval for Bringus Estates for approximately 12.67± acres located at approximately 12412 NE 112<sup>th</sup> Street. Mr. Bringus wishes to split the parcel so that his son may build a single family residence.

### **Character of the General Neighborhood**

Agriculturally (AG) zoned property is in each direction of the property. Residential Urban District (R-1B) zoned land is to the north and west. Residential Low Density District (R-1A) zoned land is to the north. Residential Rural District (R-1) zoned Land is to the north, east and west. The City of Liberty is to the south and east, and the City of Kansas City is to the west. [See Attachment B].

### **Code Considerations**

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (D)** of the Clay County 2011 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat*.

Standard side and rear setbacks and height restrictions apply to all other aspects of this application. The application was properly noticed, per regulations. Adjacent property owners within the mandated 1,000 foot distance were notified by means of a letter dated February 14, 2014.

### **Outside Agency Review**

The Clay County Highway Department notes that the current driveway meets the technical specifications access requirements. A shared driveway agreement will need to be recorded with the final plat. Road Impact Fees (*RIF*) are not required for Lot 2 as it is occupied by an existing single family residence, and a RIF Waiver has been approved by the Highway Department for Lot 1. However, the waiver is not lastly approved until the Planning & Zoning Commission and County Commission approve.

The Clay County Health Department has given preliminary approval; final approval is subject to installation of the septic on proposed Lot 1. The Public Water Supply District #6 of Clay County already has an existing water meter for Lot 2 and can provide an additional meter for proposed Lot 1. Kearney Fire District serves the property.

Clay County Soil and Water Conservation District inspected the existing pond structure. Structure A (Lot 2) is in very good condition and is classified as a low hazard class (a).

## Recommendations

Staff recommends the **Final Plat** of Bringus Estates be **approved**, with the following conditions as shown on Exhibit A:

### **Exhibit A**

1. Final Health Department approval prior to the recording of the Final Plat.
2. Lot 1 is subject to Road Impact Fees (RIF) unless the waiver is approved by Planning & Zoning Commission and County Commission.
3. A shared driveway agreement must be in place at the time of Final Plat recording.
4. Emergency addressing (911 signage) must be in place prior to the occupancy of any single family residence on Lot 1. Owners of the Lots must maintain both driveway and 911 signs.
5. The following corrections to the recording copies of the Final Plat:
  - a. CHANGE: U.E.'s to 15 feet on north, east and west property lines.
  - b. CHANGE: B/L to 50 feet for Lot 1.



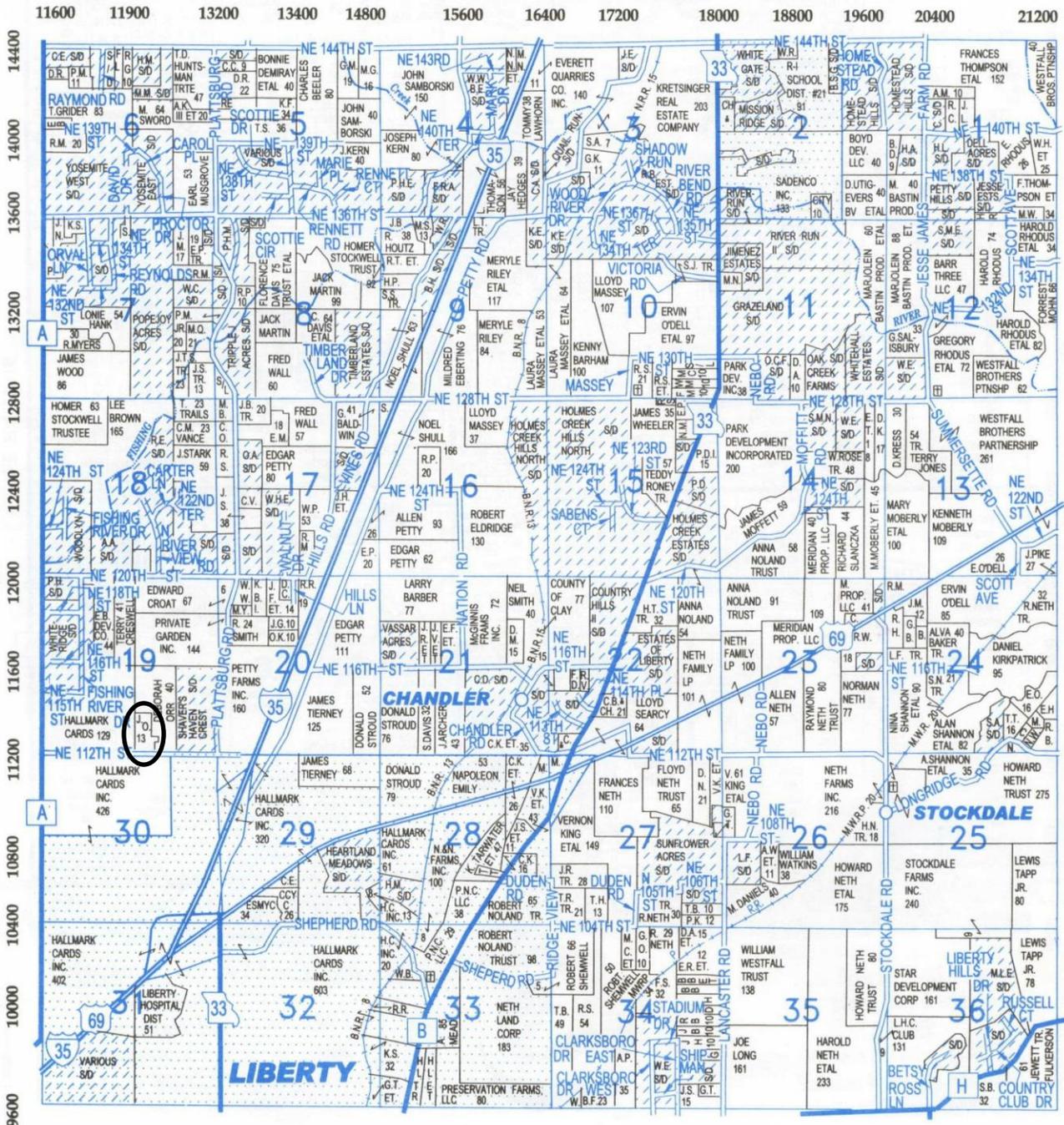
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## Attachments

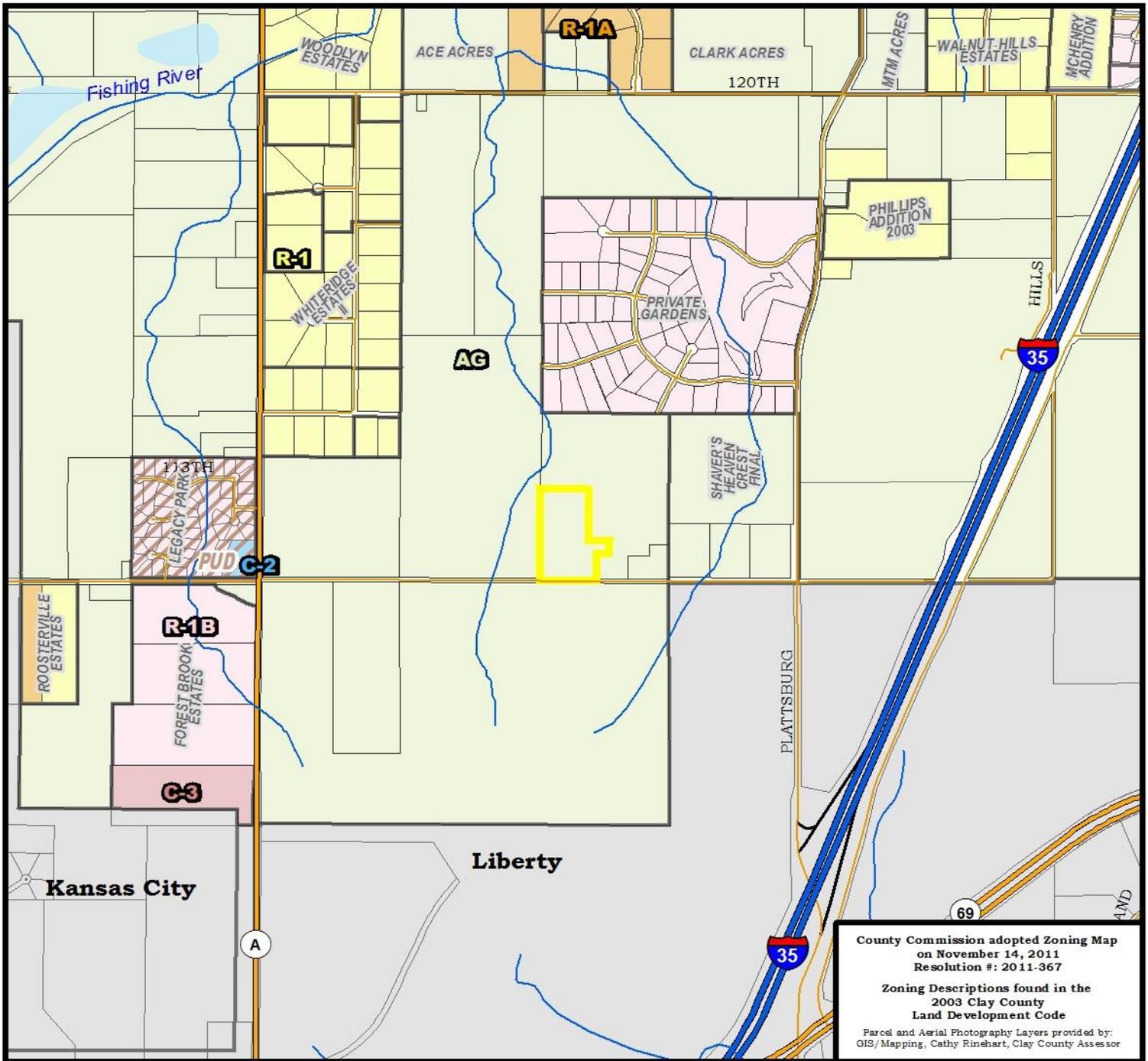
### March 14-107F Bringus Estates Attachment A - Vicinity Map

#### TOWNSHIP 52N • RANGE 31W



# March 14-107F – Bringus Estates

## Attachment B - Existing Conditions Map



County Commission adopted Zoning Map on November 14, 2011  
 Resolution #: 2011-367

Zoning Descriptions found in the 2003 Clay County Land Development Code

Parcel and Aerial Photography Layers provided by: GIS/Mapping, Cathy Rinehart, Clay County Assessor

Map Document: (G:\GIS\Project\_Files\Vacinity Map - 8 x 11 P.mxd) 02/24/2014 -- 09:04:37 PM

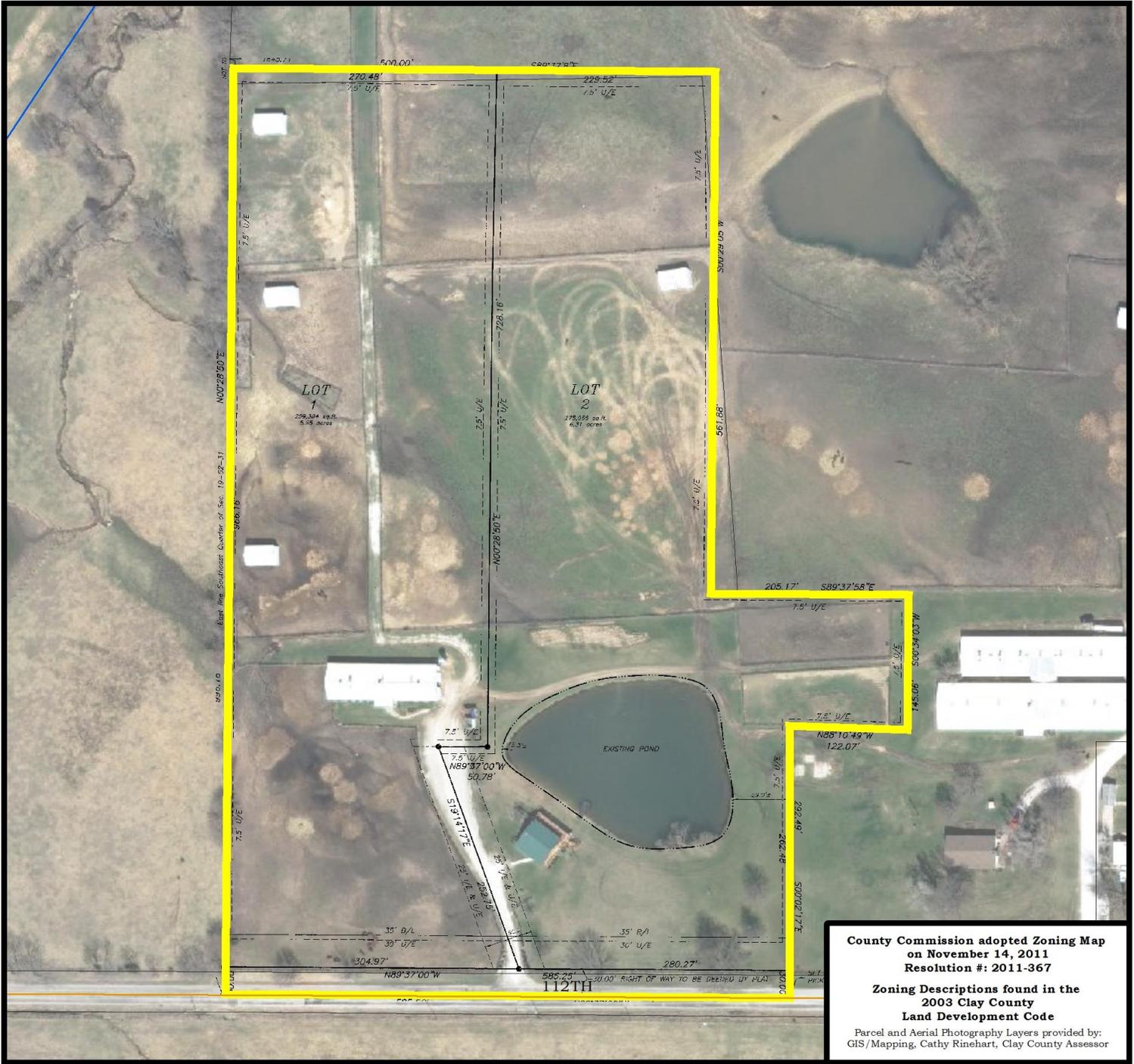
**Planning & Zoning Department**

### LEGEND

Property Line	Roads Interstates	Subdivisions	<b>Overlay Districts</b>	<b>Zoning Districts</b>
Streams (EPA)	State Highways	2013 City Limits	CD (Conservation District)	AG
Railroads	Local Roads	Parks	PUD (Planned Unit Development)	R-1
Highway Ramps		County Boundaries		R-1A/R-5
				R-1B/RU
				R-3
				C-1
				C-2
				C-3
				I-1
				I-2
				OP

# March 14-107F – Bringus Estates

## Attachment C - Site Plan Map



County Commission adopted Zoning Map on November 14, 2011  
 Resolution #: 2011-367  
 Zoning Descriptions found in the 2003 Clay County Land Development Code  
 Parcel and Aerial Photography Layers provided by: GIS/Mapping, Cathy Rinehart, Clay County Assessor

Map Document: (G:\GIS\Project\_Files\Vacinity Map - 8 x 11 P.mxd) 02/24/2014 -- 09:38:57 PM

**Planning & Zoning Department**

1 inch = 150 feet  
1 inch = 0.03 miles

**LEGEND**

Property Line	Roads	Subdivisions	Overlay Districts
Streams (EPA)	Interstates	2013 City Limits	CD (Conservation District)
Railroads	State Highways	Parks	PUD (Planned Unit Development)
Highway Ramps	Local Roads	County Boundaries	