



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 18710 Nation Road
Section 4 | Township 53 | Range 31

Site Size: 39.86± Acres

Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North – Agricultural (AG) & Residential Rural (R-1) zoned land
- East – Agricultural (AG) & Residential Rural (R-1) zoned land, Summerfield (R-1A), Country Gardens Amended (R-1)
- South – Northern Hills Estates (R-1), Agricultural (AG) & Residential Rural (R-1) zoned land
- West – Northern Hills Estates II (R-1), Agricultural (AG) & Residential Rural (R-1) zoned land

Current Conditions:



Courtesy Clay County Assessor, GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Aaron and Nicole Eckerberg are requesting **Final Plat** approval for Eckerberg Estates, approximately 39.86 acres located on the southwest corner of NE 188th Street and Nation Road at approximately 18710 Nation Road..

The Eckerbergs wish to split this parcel into two lots: Lot 1 has an existing farmhouse, detached garage, and pond (*18710 Nation Road*); Lot 2 has no existing structures and their desire is to sell this lot.

Character of the General Neighborhood

Agricultural (AG) and Residential Rural (R-1) zoned property is each direction of the property. The Summerfield (R-1A) subdivision is to the east across Nation Road. [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.*

The application was properly noticed, per regulations and adjacent property owners were notified within the mandated 1,000 foot distance by means of a letter dated June 18, 2015.

Outside Agency Review

The Public Water Supply District No. 3 (PWSD #3) has indicated water is available for Eckerberg Estates. "There is one water main North of property line and two water mains East of property line."

The Clay County Highway Department has noted Eckerberg Estates meets the specifications for the Manual on Uniform Traffic Control Devices (MUTCD) requirements and Clay County Highway Department standards for driveway requirements. The road surface of NE 188th Street and NE 186th Street is a chip and seal surfacing and Nation Road is asphalt.

The Clay County Health Department has given preliminary and final approval. The Kearney/Holt Fire Department serves this property.

The pond structure on Lot 1 was inspected by the Natural Resources Conservation Service (NRCS). The following was found: "Although the old pond has not been maintained (tree growth), a breach should not present a downstream or property concern; especially with approximately 0.16 acre feet of storage."

Findings

Road Impact Fees (*RIF*) are required for the proposed additional lot. The estimated total amount of RIF is \$1,546.88 and is subject to change at the time of payment based on the market price of material.

Recommendations

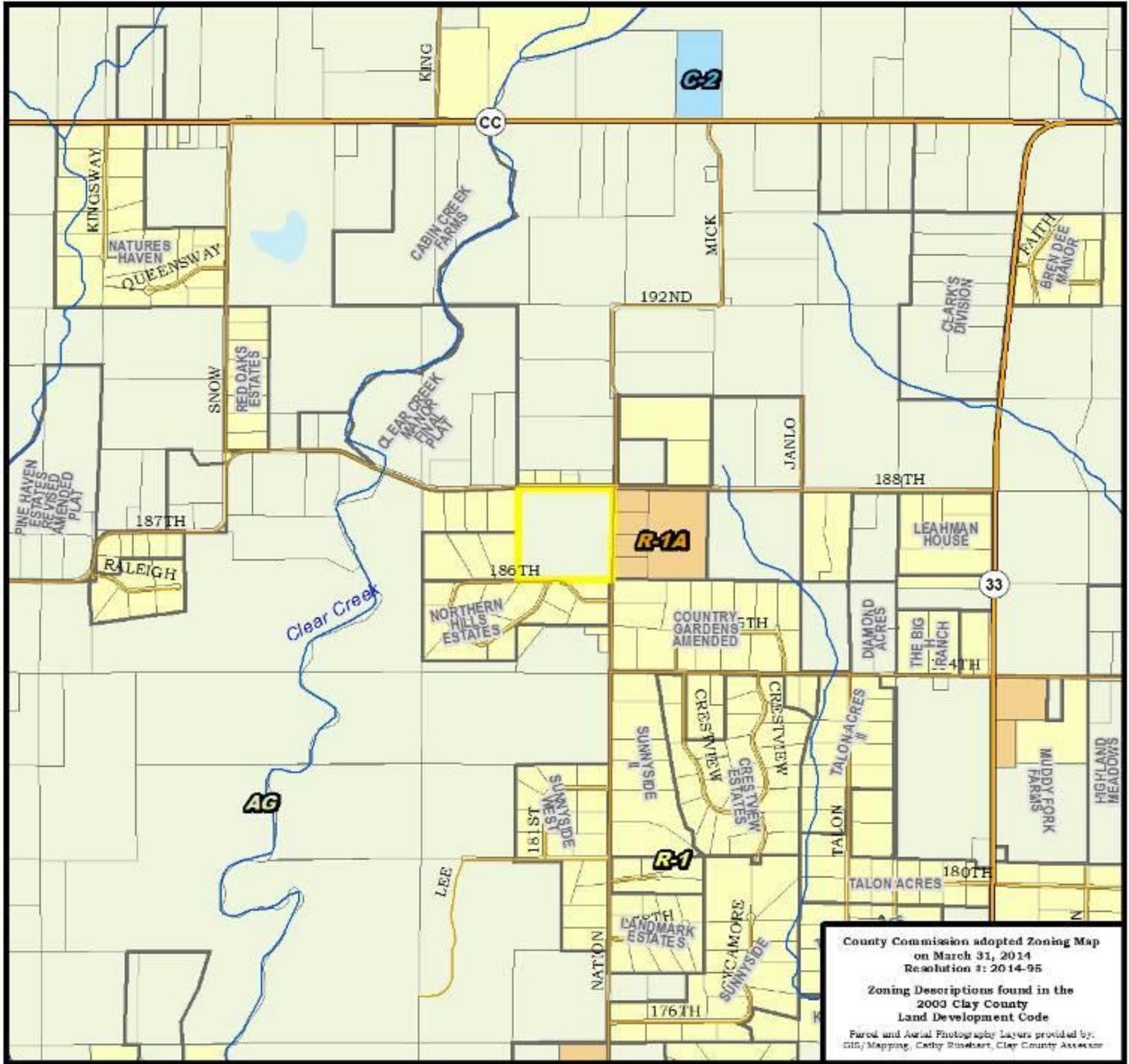
Staff recommends the **Final Plat** of Eckerberg Estates **be approved**, with the following condition as shown on Exhibit A:

Exhibit A

1. Road Impact Fees (RIF) agreement recorded and fees paid at same time as the recording of the Final Plat.

July 15-127F - Eckerberg Estates

Attachment B - Existing Conditions Map



Map Document: (G:\GIS\Projects\Files\acmity Map - 8 x 11 Print.dwg)
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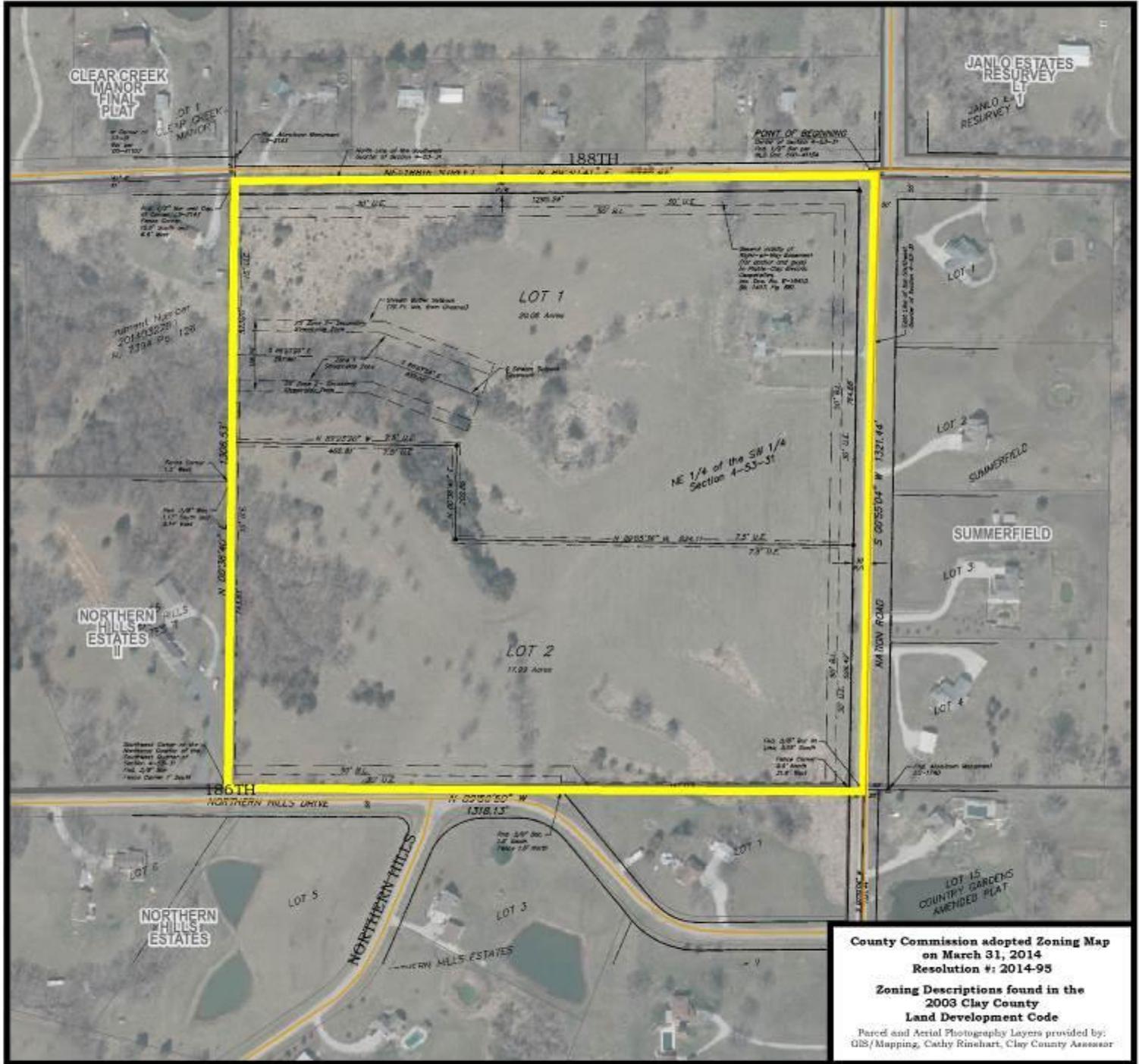
1 inch = 2,000 feet
1 inch = 0.38 miles

LEGEND

Property Line	Roads	Subdivisions	Overlay Districts	Zoning Districts
Streams (EPA)	Interstates	City Limits	CD (Conservation District)	AG
Railroads	State Highways	Parks	PGD (Preservation Overlay District)	R-1
	Local Roads	County Boundaries	FUD (Planned Unit Development)	R-1A/R-5
	Highway Ramps			R-2

July 15-127F – Eckerberg Estates

Attachment C - Site Plan Map



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1 inch = 300 feet
1 inch = 0.06 miles

LEGEND

Property Line	Streams (EPA)	Interstates	Subdivisions
Railroads	State Highways	Local Roads	City Limits
Highway Ramps	Parks	County Boundaries	