



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 15625 Washington School Road
Section 26 | Township 53 | Range 30

Site Size: 39.64 ± acres

Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: None

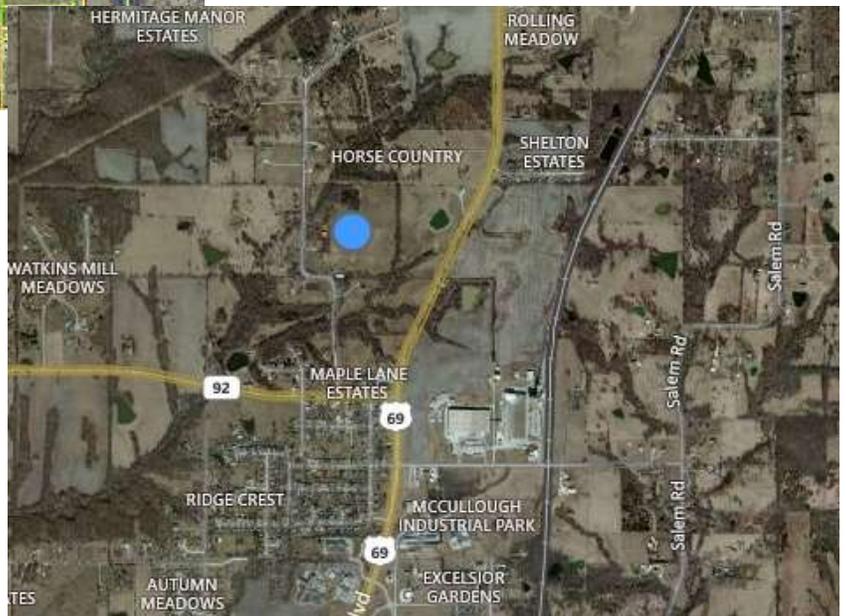
Surrounding Landuse & Zoning:

- North - Horse Country (AG & R-1A), Hermitage Manor Estates (R-1A), AG zoned land
- East - AG zoned land, Riles Acres (Ag & C-3), 69 Highway
- South - AG and R-1A zoned land, City of Excelsior Springs
- West - Sweet Acres (AG), AG zoned land

Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Robert and Mary Bartlett Sweet are requesting **Final Plat** approval for Sweet Pastures, approximately 40+ acres located at approximately 15625 Washington School Road.

The Sweet's would like to split the acreage into two (2) lots, so to be to sell the acreage separate from the residence and barn on the property.

Character of the General Neighborhood

Horse Country (AG & R-1A), Hermitage Manor Estates (R-1A) are to the north. The city limits of the City of Excelsior Springs and AG and Residential Low Density (R-1A) District zoned land are to the south. To the east is AG zoned land, Riles Acres (AG & C-3) and 69 Highway. To the West is Sweet Acres (AG) and AG zoned land. [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 October 16, 2015.

Outside Agency Review

The Clay County Highway Department has noted the following:

Based upon the Manual Uniform Traffic Control Devices (MUTCD) and Clay County Highway Department (CCHD) specifications Sweet Pastures will pass for sight distance requirements for driveways. Washington School Road is a chip and seal surfacing.

The Clay County Health Department has given preliminary and final approval for Sweet Pastures. Public Water Supply District #8 stated in a letter dated September 16, 2015 they will have adequate pressure and flow to accommodate an additional single residential service. The Eastern Clay County Ambulance District serves this property.

Findings

Road Impact Fees (*RIF*) are required for the one (1) additional lot. The estimated total amount of RIF is \$2,062.50 and is subject to change at the time of payment based on the market price of material.

There are two unnamed tributaries; Lot 1 is located on the north portion, and Lot 2 is located on the southeast corner both are considered active stream channels, and as such must meet the required stream setbacks within Section 151-11.2 (C) of the LDC. The first 50 feet must be designated as "Zone 1" and the remaining 25 feet noted as "Zone 2" on the plat, and a note stating: "*There shall be no clearing, grading, construction or disturbance of vegetation in the stream setback easement except as permitted by Clay County*". Any activity taking place within the Stream Setback zones should have approval of the Planning & Zoning Department.

The 20' foot Electric Easement on Lot 1 is owned by Platte-Clay Electric Coop (PCEC) and was recorded in the Clay County Recorder of Deeds as Book 1645 Page 624.



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Also located on the northwest corner of Lot 1 is an undefined by width Missouri Power & Light (*Book 1225 Page 295*) Electric Line Easement, which was acquired by Ameren U.E. Staff is researching this easement further.

Recommendations

Staff recommends the **Final Plat** of Sweet Pastures be **Approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Road Impact Fees (RIF) agreement recorded and fees paid according to agreement at same time as the recording of the Final Plat.
2. Electric Line Easement language to be defined after research through Ameren U.E. before the recording of the Final Plat.
3. The following additions or corrections to the recording copies of the final plat:
 - a. ADD: *To the Graphics of the creek for Lot 1; first 50 feet must be designated as "Zone 1" and the remaining 25 feet noted as "Zone 2" on the plat.*
 - b. NOTE: *"There shall be no clearing, grading, construction or disturbance of vegetation in the stream setback easement except as permitted by Clay County."*
 - c. ADD: To the 20' ft. Electric Easement (EE) on Lot 1. 20' U.E. Platte-Clay Elec. Coop. Book 1645 Page 624.
 - d. ADD: **Space** between (*with--an*), and an **o** between (n—t) in Note 6.
 - e. ADD: 50' Building Lines (B/L) to Lots 1 and 2
 - f. ADD: 30' Front Utility Easements (U/E) to Lots 1 and 2
 - g. ADD: 7.5' Utility Easements (U/E) to north, east and south interior lines for Lot 1
 - h. ADD: 7.5' Utility Easements (U/E) to north, east and west interior lines for Lot 2
 - i. ADD: 15' Utility Easements (U/E) to south interior lines for Lot 2
 - j. ADD: Within the 30' ROW to be dedicated and also the Corner section of Dedication.
 - k. ADD: To the NW corner of Lot 1 the Ameren Electric Easement (EE) with a Book --- Page ----
 - l. DELETE: A recreational easement (R.E.).....).
 - m. REPLACE: LASACK VALLEY with SWEET PASTURES
 - n. DELETE: The extra n in the Zonning of Chairman signature area



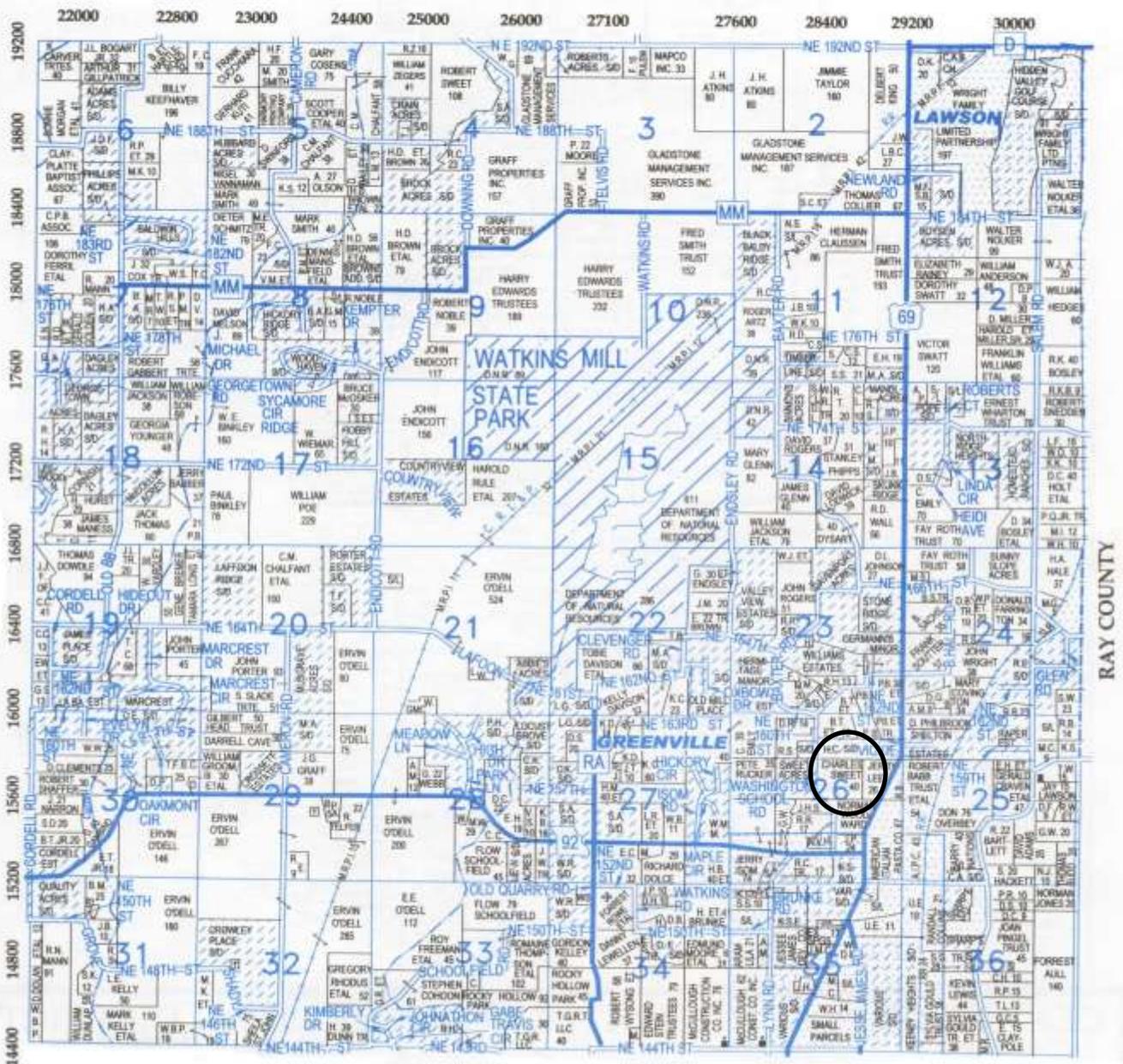
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Attachments

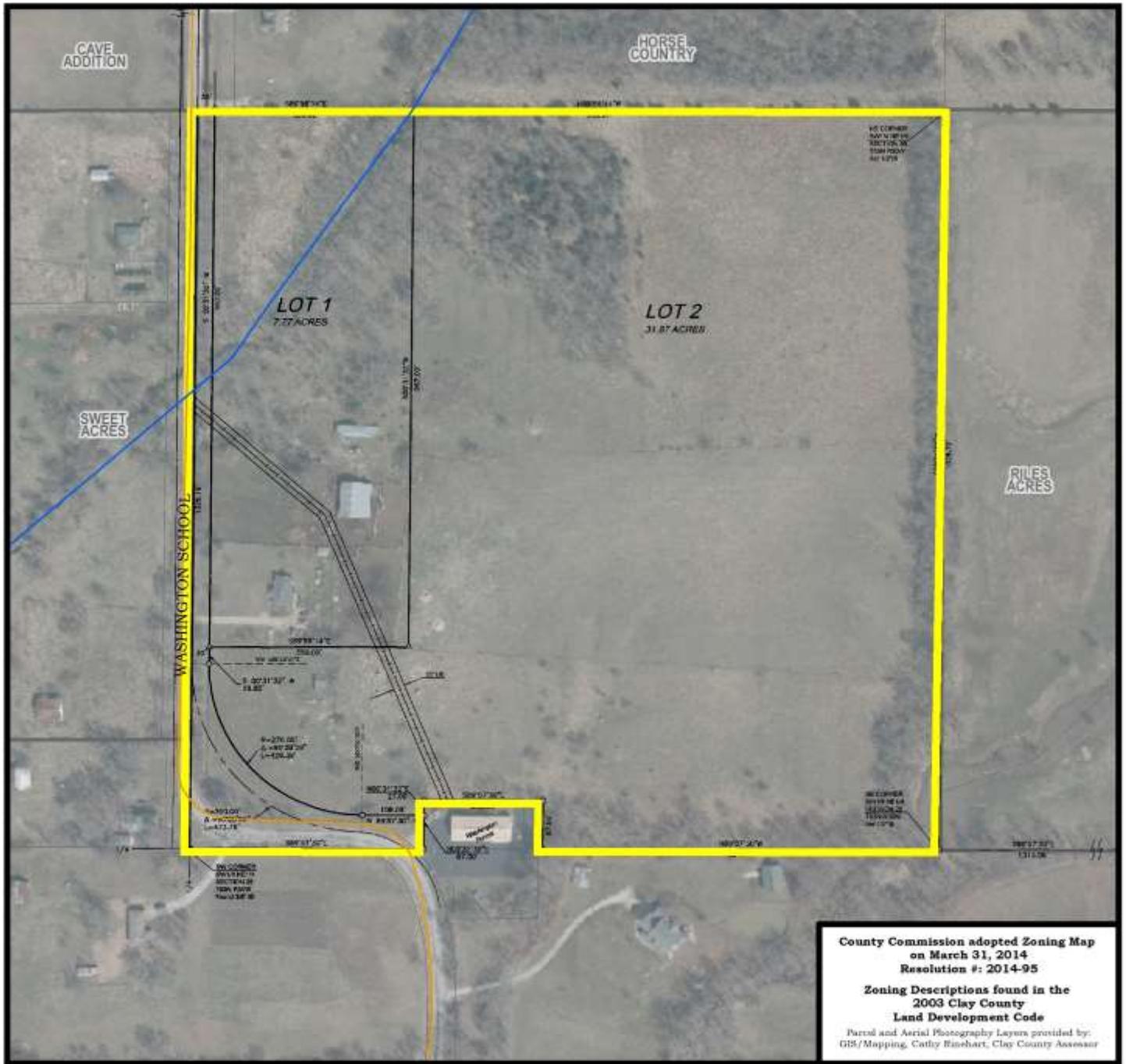
November 15-140F – Sweet Pastures Attachment A - Vicinity Map

TOWNSHIP 53N • RANGE 30W



Nov 15-140F – Sweet Pastures

Attachment C - Site Plan Map



County Commission adopted Zoning Map
 on March 31, 2014
 Resolution #: 2014-95
 Zoning Descriptions found in the
 2003 Clay County
 Land Development Code
 Aerial and Photography Layers provided by:
 GIS/Mapping, Cathy Rishart, Clay County Assessor

Map Document: (G:\GIS\Project_Files\Vicinity Map - 8 x 11 P.mxd)
 08/22/2015 -- 09:48:18 AM



Planning & Zoning Department



1 inch = 250 feet
 1 inch = 0.05 miles

LEGEND

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