



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 18005 NE 79th Street
Section 15 | Township 51 | Range 31

Site Size: 49.66 ± acres

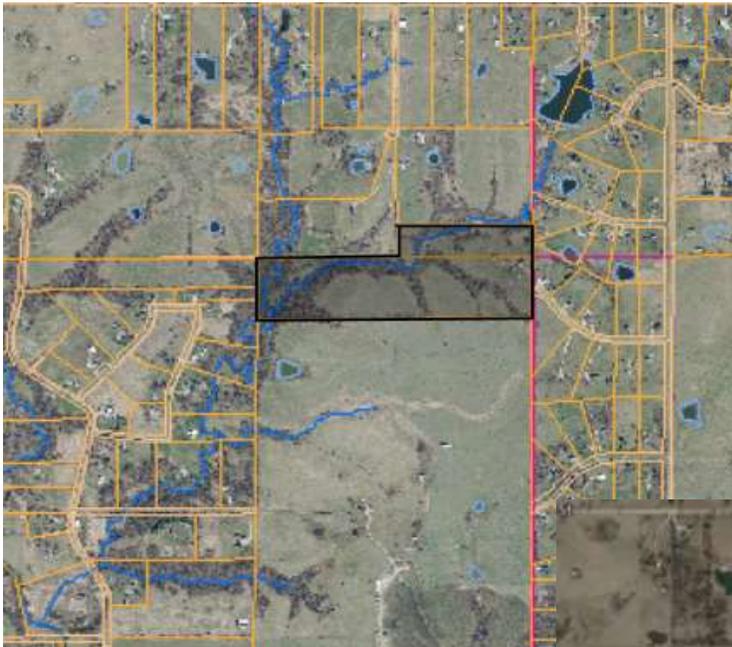
Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: None

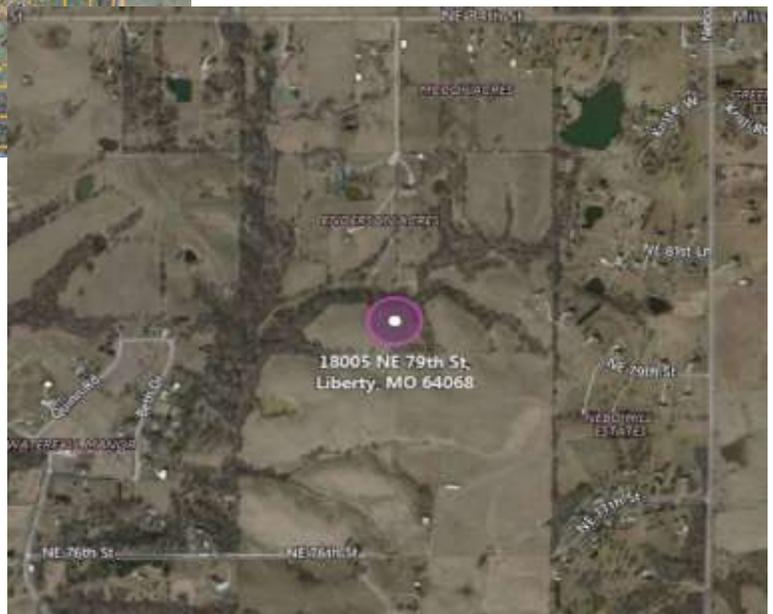
Surrounding Landuse & Zoning:

- North - AG zoned land
- East - Nebo Hills Estates (R-1)
- South - AG zoned land
- West - AG zoned land, Waterfall Manor (R-1), City of Liberty

Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Randall and Susie Morris are requesting **Final Plat** approval for Morris Farms located at approximately 18005 NE 79th Street.

Mr. and Mrs. Morris would like to split the approximately 49.66± acres into two lots. Lot 2 would be approximately 29.55± acres and has a single family residence that is under construction and Lot 1 would be approximately 20.11± acres and currently has two farm buildings on the lot.

Character of the General Neighborhood

Agriculturally (AG) zoned property is located to the north, south, and west of the subject property. Nebo Hills Estates (R-1) is to the east and Waterfall Manor (R-1) and the City of Liberty is to the west.

LDC 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.*

Adjacent property owners within the statutory law mandated 1,000 foot distance were notified by means of a letter sent April 15, 2016.

Outside Agency Review

The Clay County Highway Department has noted the following:

The existing access is acceptable to be used as a shared driveway at the end of NE 79th Street.

The Clay County Health Department has given preliminary and final approval for Morris Farms.

Public Water Supply District #5 stated in a letter dated April 5th, 2016 that they will be able to serve both Lot 1 and Lot 2 with potable water.

The Fishing River Fire District serves this property.

Findings

Road Impact Fees (*RIF*) are required for the one (1) additional lot. The estimated total amount of RIF is \$1031.25 and is subject to change at the time of payment based on the market price of material.

The 60' Roadway Easement as noted on the recorded Nebo Hills Estates Phase II-B Final Plat (BK 1953 PG 325) will serve as the shared access point and also the interior ingress and egress as needed for Lots 1 and 2. A shared driveway agreement will need to be in place at the time of Final Plat recording.

There is an unnamed tributary located on portions of Lots 1 and 2 and is considered an active stream channel. Therefore, the required stream setbacks within Section 151-11.2 (C) of the LDC must be met. 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*



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by Clay County". Any activity taking place within the Stream Setback zones should have approval of the Planning & Zoning Department.

Recommendations

Staff recommends the **Final Plat** of Morris Farms be **Approved**, with the following conditions as shown in 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. A shared driveway agreement must be in place at the time of Final Plat recording.
3. The following corrections to the recording copies of the Final Plat:
 - a. CHANGE IN NOTES #1: address from 18004 to 18005
 - b. CHANGE ABOVE CHAIRMAN, PLANNING AND ZONING: Lasack Valley to Morris Farms
 - c. CHANGE ABOVE SUSIE D MORRIS: suscibed to subscribed
 - d. CHANGE IN NOTES #7: Community Panel #290086 and Firm Map Panel #29047C0255E - with the small a changed to a capital A in AUGUST
 - e. ADD: 60' roadway easement (BK 1953 PG 325)



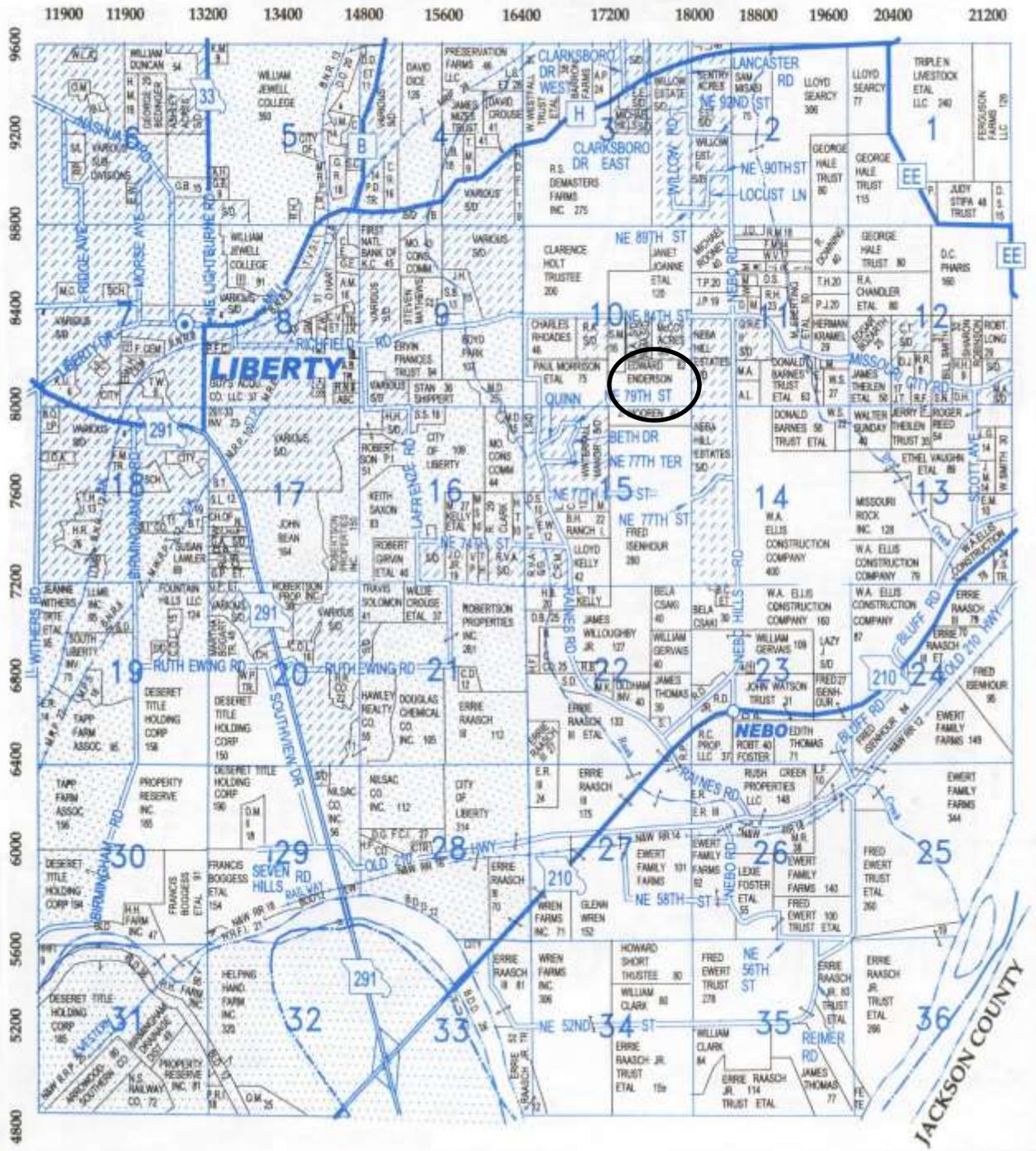
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Attachments

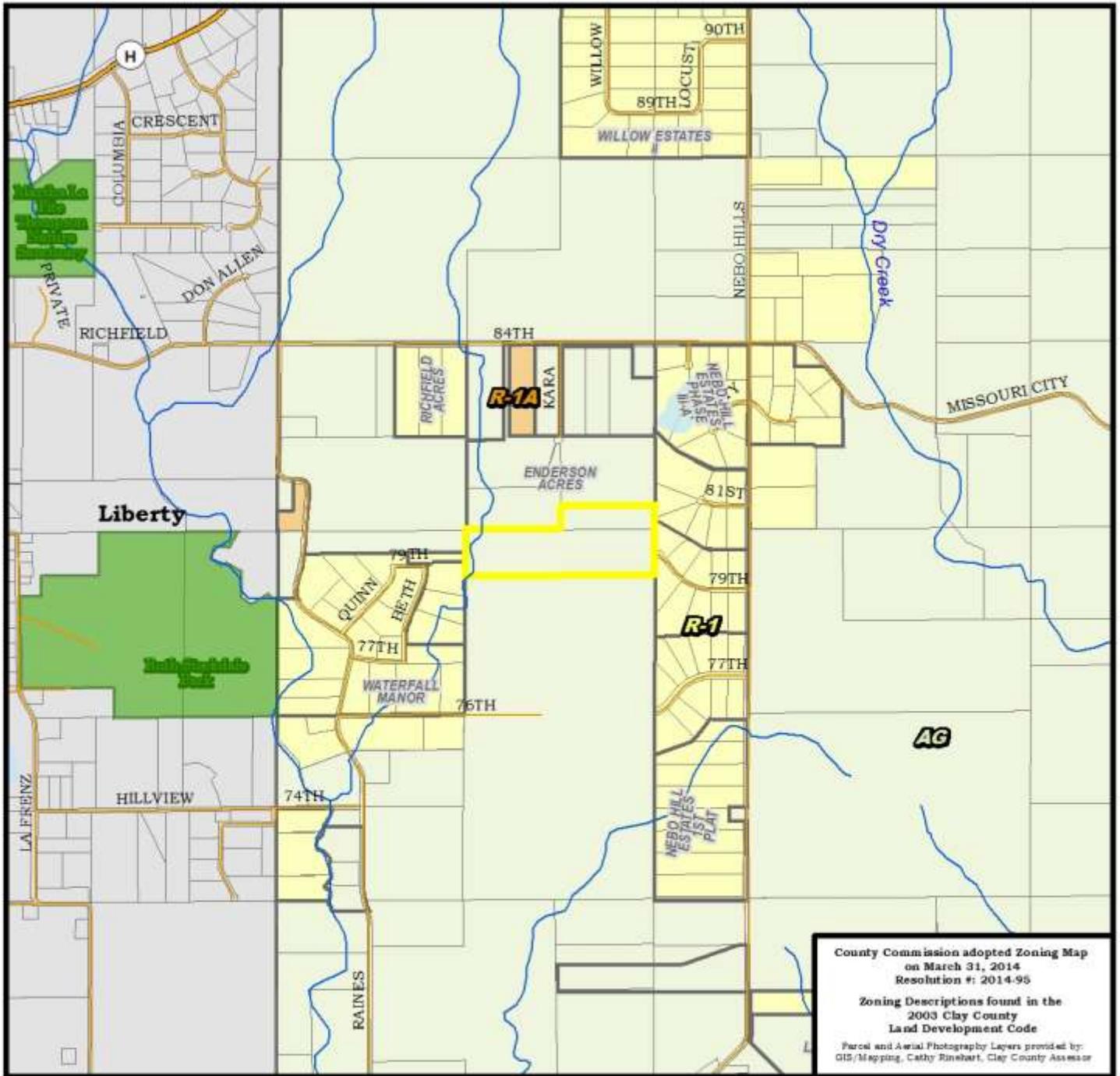
May 16-112F – Morris Farms Attachment A – Vicinity Map

TOWNSHIP 51N • RANGE 31W



May 16-112F – Morris Farms

Attachment B - Existing Conditions Map



County Commission adopted Zoning Map on March 31, 2014
 Resolution #: 2014-95

Zoning Descriptions found in the 2003 Clay County Land Development Code

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

Map Document: G:\GIS\Project_Files\activity Map - 8 x 11 P.mxd
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Planning & Zoning Department

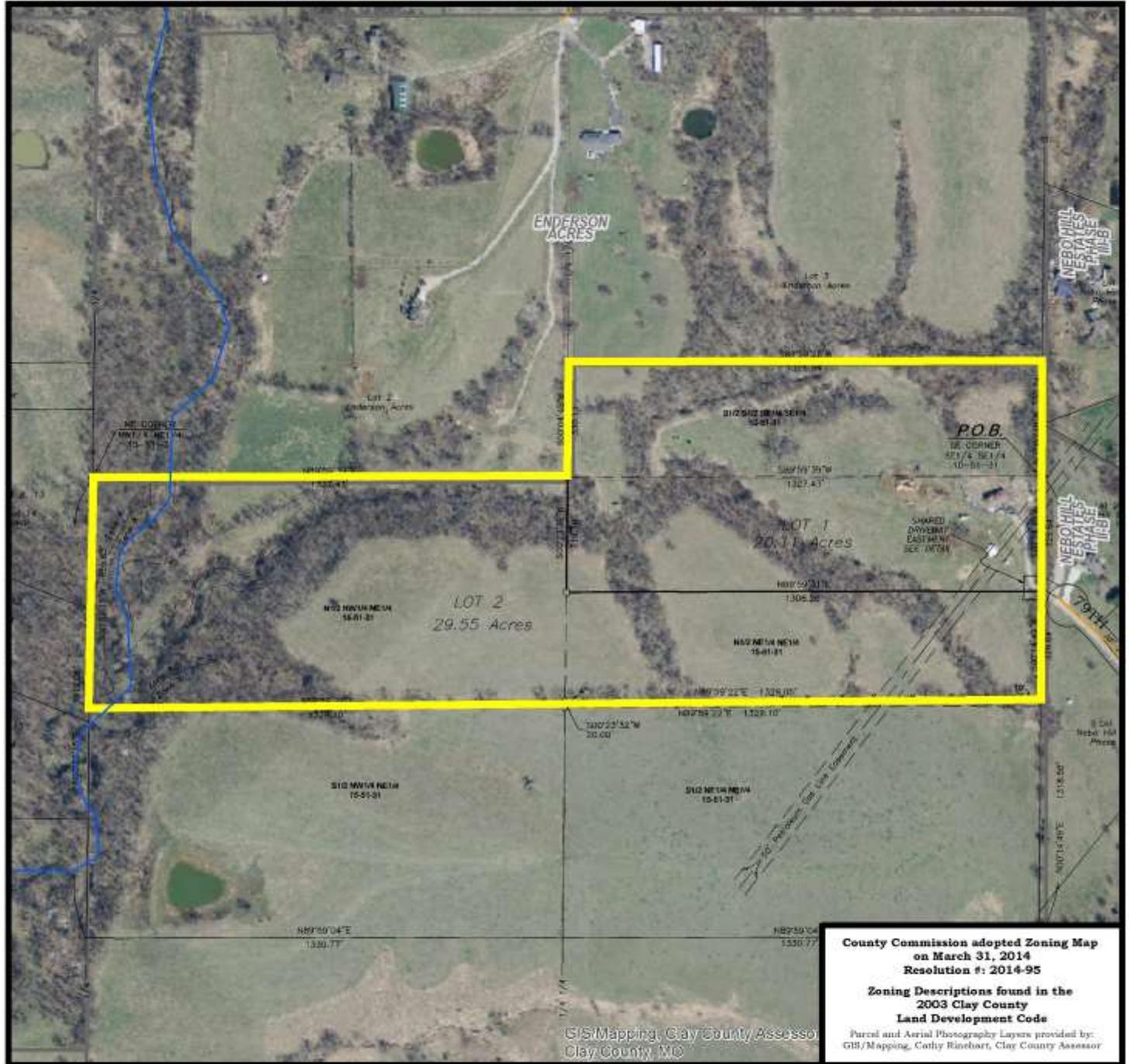


LEGEND

- | | | | | |
|---------------|----------------|-------------------|---------------------|-----|
| Property Line | Roads | Subdivisions | Zoning Districts AG | C-1 |
| Streams (EPA) | Interstates | 2016 City Limits | R-1 | C-2 |
| Railroads | State Highways | Parks | R-1A/R-5 | C-3 |
| | Local Roads | County Boundaries | R-1B/RU | I-1 |
| | Highway Ramps | | R-3 | OP |

May 16-112F – Morris Farms

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

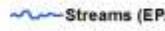
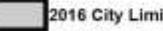
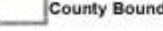
Parcel and Aerial Photography Layers provided by:
GIS/Mapping, Cathy Rinehart, Clay County Assessor

Map Document: (G:\GIS\Project_Files\Vacancy Map - 8 x 11 P.mxd)
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Planning & Zoning Department


1 inch = 400 feet
1 inch = 0.08 miles

LEGEND

-  Property Line
-  Streams (EPA)
-  Railroads
-  Interstates
-  State Highways
-  Local Roads
-  Highway Ramps
-  Subdivisions
-  2016 City Limits
-  Parks
-  County Boundaries