





# Report to Planning & Zoning Commission

Clay County, Missouri

## General Information

- Site Location:** Approximately NE 133<sup>rd</sup> St. and N. Agnes St.  
Section 7 | Township 52 | Range 32
- Site Size:** See below legal description and attached Diagram
- Existing Landuse & Zoning:** Lot 1, Houston Hills – Residential Rural (R-1) District; Lot 17, Brookview Estates Second Plat – Residential Low Density (R-1A) District
- Zoning/Platting History:** Houston Hills, recorded 6/8/2016; Brookview Estates Second Plat, recorded 9/9/2006
- Surrounding Landuse & Zoning:**
- North - AG zoned land, Happy Valley (AG)
  - East - AG zoned land, Hofbeck Ranch (AG), The Brooks (R-1)
  - South - AG zoned land, Beaver Creek Estates (R-1), Holmar (R-1A), Rosenbaugh Pioneer Park (R-1A), City of Kansas City [approx. 1 ½ miles]
  - West - AG zoned land, Town & Country Estates (R-1), Emerald Acres (R-1), City of Smithville [approx. ½ mile]

## Current Conditions:



Courtesy Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™





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A Vacation application shall be approved by the County Commission if they determine that all of following approval criteria have been met:

1. Due and legal notice has been provided as required by this section;
2. No private rights will be injured or endangered by the Vacation;
3. The public will suffer no loss or inconvenience from the Vacation; and
4. In justice to the applicant, the Vacation should be approved.

The requested Vacation appears to substantially comply with the LDC. The vacation application was properly noticed in the Kearney Courier on June 23, 2016, and the utility providers were notified by a letter dated June 16, 2016.

## **Outside Agency Review**

The vacation request was mailed to the utility providers and other agencies for their comments and possible objections to the vacation. Replies with no objection to the request have been received from water (Clay County PWSD#9), electrical (P.C.E.C.) and K.C.P.L, and Century Link (Telephone).

## **Findings**

None.

## **Recommendations**

Staff recommends **approval** of this vacation request based upon no stated objection by any utility company, along with general compliance to the LDC, with the following condition:

1. The **Resolution for Vacation**, if approved by the County Commission is recorded, before any permit is issued for the pond.



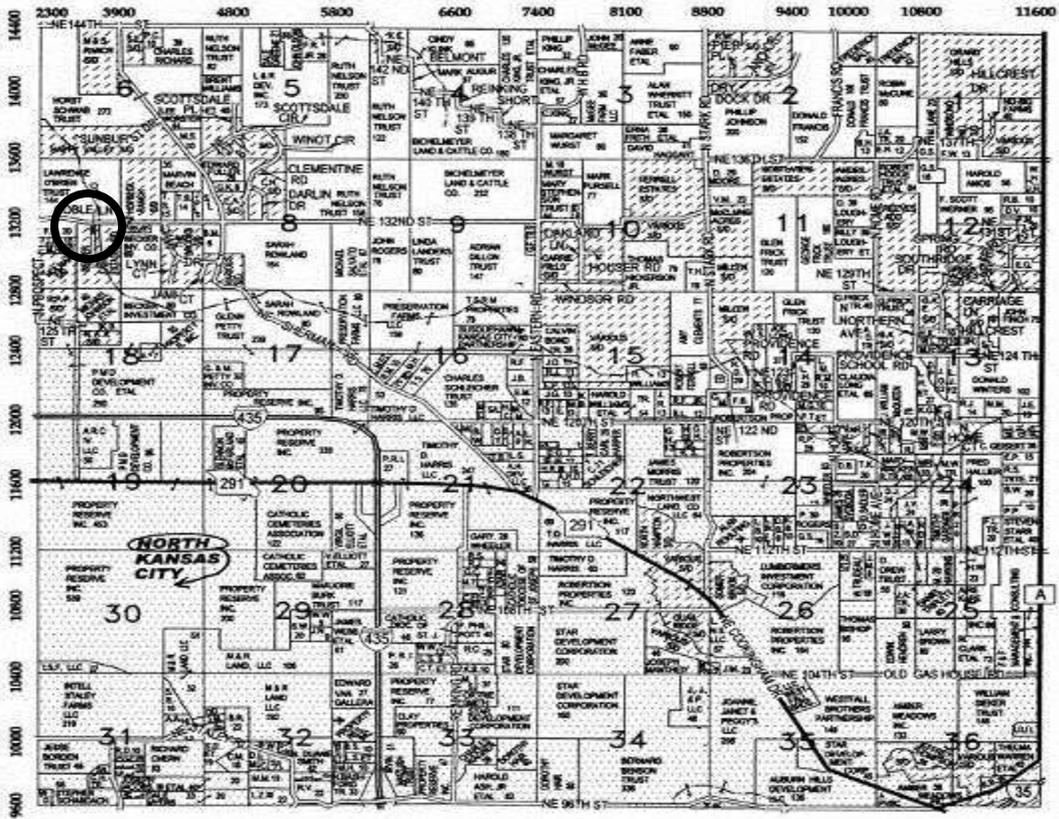
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## Attachments

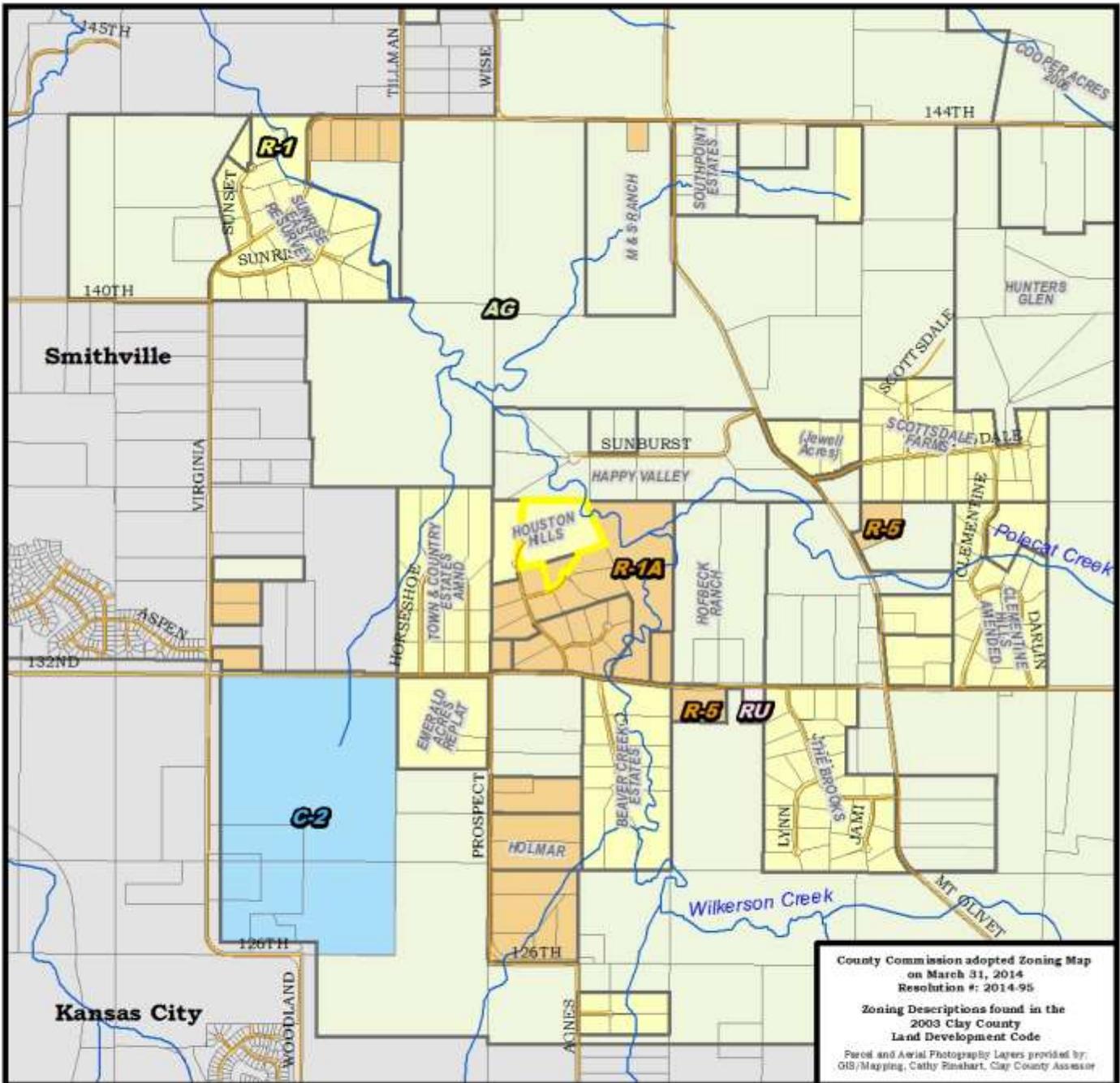
# July 16-125V Houston Hills, Lot 1 & Brookview Estates 2<sup>nd</sup> Plat Lot 17 Attachment A - Vicinity Map

### TOWNSHIP 52N • RANGE 32W



# July 16-125V – Houston Hills - UE Vacation

## 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  
 Aerial and Aerial Photography Layers provided by: GIS/Mapping, Cathy Reinhart, Clay County Assessor

Map Document: G:\GIS\Projects\Project\_Files\vacation\_Map - 8 x 11 P.mxd  
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**Planning & Zoning Department**

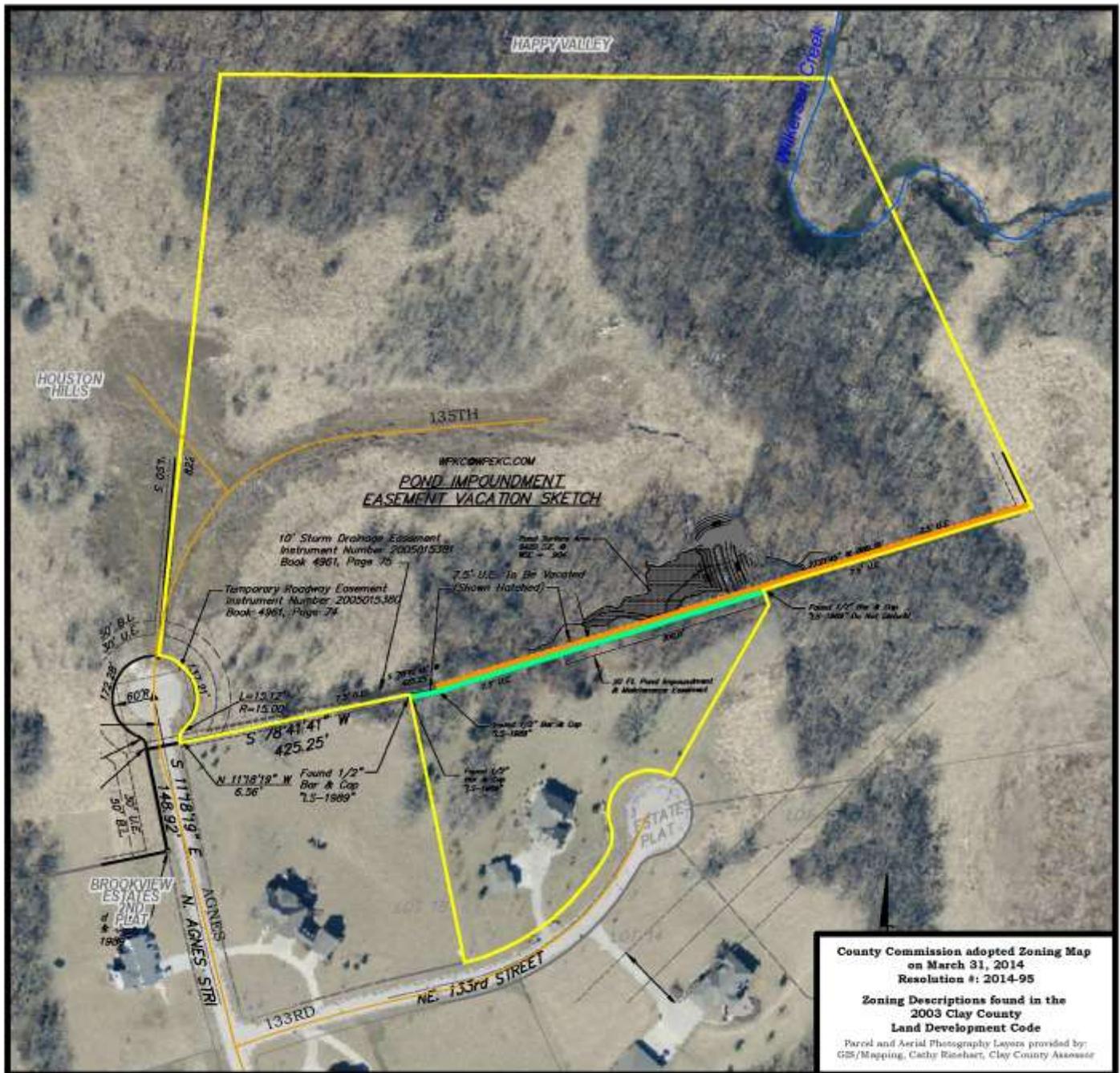
1 inch = 2,000 feet  
 1 inch = 0.38 miles

### LEGEND

<ul style="list-style-type: none"> <li><span style="border: 1px solid yellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Property Line</li> <li><span style="color: blue; font-weight: bold;">~</span> Streams (EPA)</li> <li><span style="color: blue; font-weight: bold;">=</span> Railroads</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: blue; font-weight: bold;">=</span> Roads                             <ul style="list-style-type: none"> <li><span style="color: blue; font-weight: bold;">=</span> Interstates</li> <li><span style="color: orange; font-weight: bold;">=</span> State Highways</li> <li><span style="color: yellow; font-weight: bold;">=</span> Local Roads</li> <li><span style="color: orange; font-weight: bold;">=</span> Highway Ramps</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subdivisions</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px; background-color: gray;"></span> 2016 City Limits</li> <li><span style="background-color: green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parks</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> County Boundaries</li> </ul>	<table border="0"> <tr> <td style="width: 50%;"> <ul style="list-style-type: none"> <li><span style="background-color: yellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> AG</li> <li><span style="background-color: orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R-1</li> <li><span style="background-color: lightorange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R-1A/R-3</li> <li><span style="background-color: lightyellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R-1B/RU</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R-3</li> </ul> </td> <td style="width: 50%;"> <ul style="list-style-type: none"> <li><span style="background-color: red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> C-1</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> C-2</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> C-3</li> <li><span style="background-color: purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> I-1</li> <li><span style="background-color: blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> I-2</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> OP</li> </ul> </td> </tr> </table>	<ul style="list-style-type: none"> <li><span style="background-color: yellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> AG</li> <li><span style="background-color: orange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R-1</li> <li><span style="background-color: lightorange; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R-1A/R-3</li> <li><span style="background-color: lightyellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R-1B/RU</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R-3</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> C-1</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> C-2</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> C-3</li> <li><span style="background-color: purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> I-1</li> <li><span style="background-color: blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> I-2</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> OP</li> </ul>
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# July 16-125V – Houston Hills - UE Vacation

## Attachment C - Site Plan Map



County Commission adopted Zoning Map on March 31, 2014  
 Resolution #: 2014-95  
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 Parcel and Aerial Photography Layers provided by: GIS/Mapping, Cathy Riehsart, Clay County Assessor

**Planning & Zoning Department**

**LEGEND**

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

Map Document: I:\GIS\Project\_Files\Vacinity Map - 6 x 11 P.mxd  
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