



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 7803 NE 160th Terrace

Section 22 | Township 53 | Range 32

Site Size: 5.00 Acres

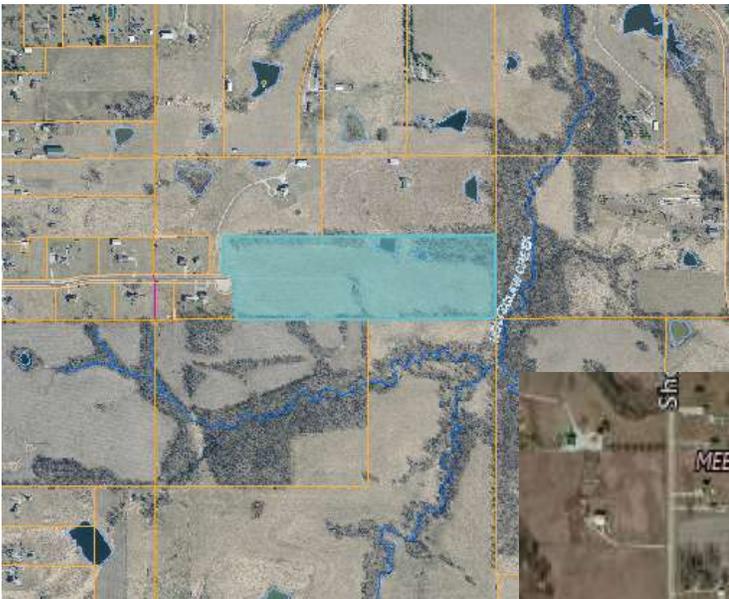
Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North – Agricultural (AG) and Residential Rural (R-1) zoned land
- East – Agricultural (AG) zoned land
- South – Agricultural (AG) and Residential Rural (R-1) zoned land
- West – Residential Rural (R-1) and Agricultural (AG) zoned land

Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Rodney Wilson is requesting **Final Plat** approval for Logan's Place, 5.00 acres located at approximately 7803 NE 160th Terrace.

Mr. Wilson would like to split this acreage off from their larger parcel of property to the south for his daughter to build a single-family residence on this proposed 5.00 acre lot.

Character of the General Neighborhood

Agricultural (AG) zoned land is each direction of the property. Residential Rural District (R-1) (Linda's Meadow First Plat) is located to the west. Owens Estates (AG) and AAA Estates (R-1) subdivisions are located to the north.

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.*

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 13, 2016.

Outside Agency Review

The Public Water Supply District No. 9 (PWSD #9) has indicated that *"a water main currently runs down to the end of NE 160th Terrace and turns north to serve Owen's Estates. The addition of one home on the existing 4" water main will not pose any problems or hinder us to serve the existing customers."*

The Clay County Highway Department has noted NE 160th Terrace is a chip and seal road surface. The proposed driveway can be placed near the end of the cul-de-sac and access the property outside of the existing ingress/egress easement for Lot 1 of Owen Estates.

The Clay County Public Health Center has given preliminary and final approval.

The Smithville Fire District serves this property. Future construction will need to comply with their fire protection codes. Any building plans shall be submitted and approved by the fire district before a building permit will be issued, and then prior to a Certificate of Occupancy being issued a letter of compliance is required from the fire district.

Findings

Road Impact Fees (*RIF*) are required for the 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.

The applicant planned to combine the approximately 26± acres left from the larger parcel with an adjoining piece of property to meet Exemption #1 of Section 151-8.1C of the 2011 Land Development Code. This exemption would have allowed the applicant to combine the two unplatted pieces of land and not abide by the regulations of chapter eight of the Land Development Code. This would have meant that the applicant would not have had to plat the property. During research by staff it was discovered that the southern piece of land of the two



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pieces to be combined was platted as part of Short Lane Acres. Since that piece of land was platted the applicant would not be able to qualify for an exemption to chapter eight of the Land Development Code. This means the applicant will have to plat the entire parcel and not just the five acre parcel to be divided.

Recommendations

Staff recommends the **Final Plat** of Logan's Place be **Tabled** due to the lack of an approved final plat of the approximately 31.51± acres. However, if the Planning & Zoning Commission votes to approve, staff recommends 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. The following corrections to the recording copies of the Final Plat:
 - a. CHANGE: FIRM Community-Panel # 29047C0050 August 3, 2015
 - b. CHANGE: 15' U/E to 30' U/E--west and south sides, 15' U/E to 7.5' U/E—north side.
 - c. REMOVE: ALP AREA



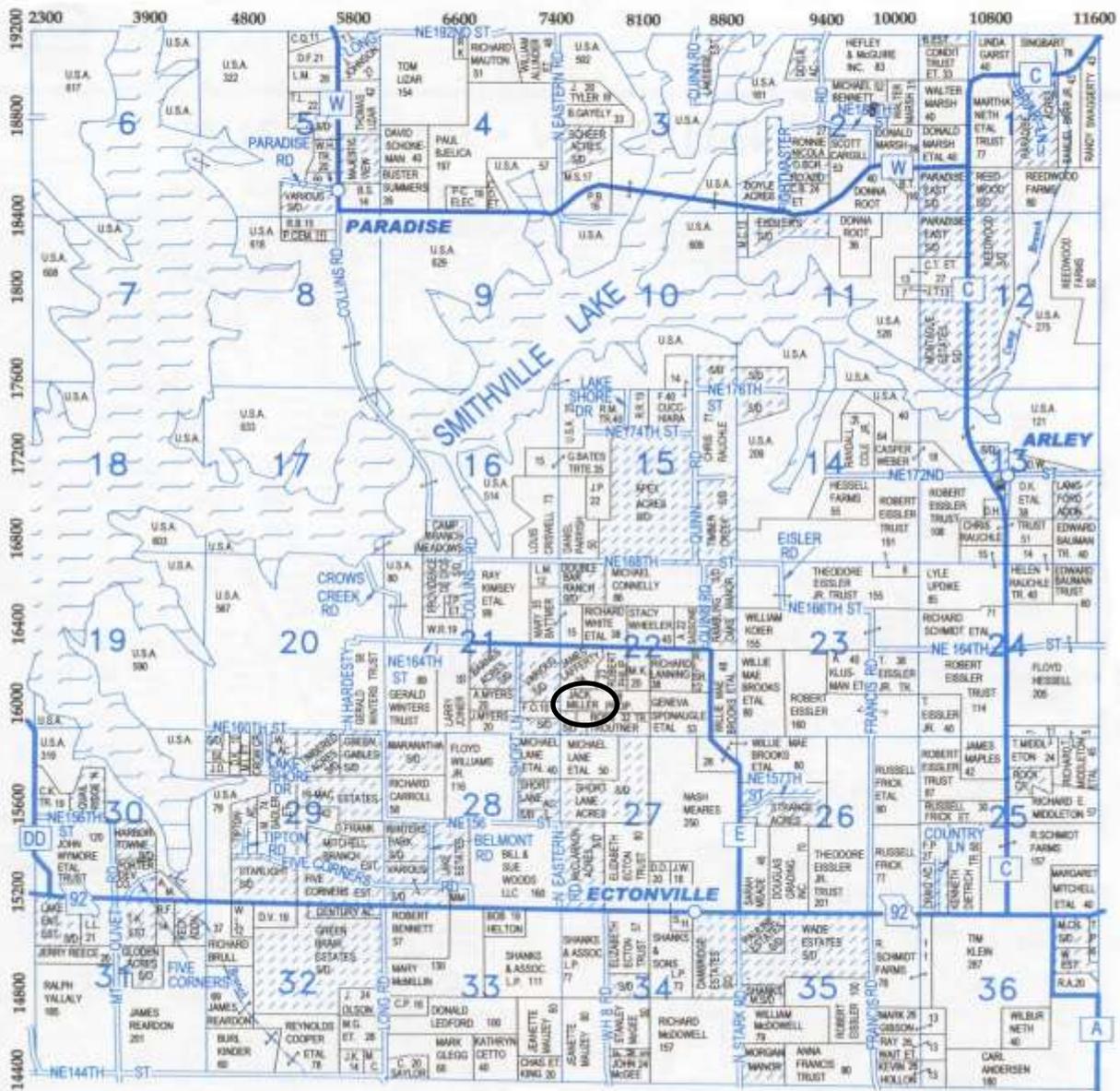
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Attachments

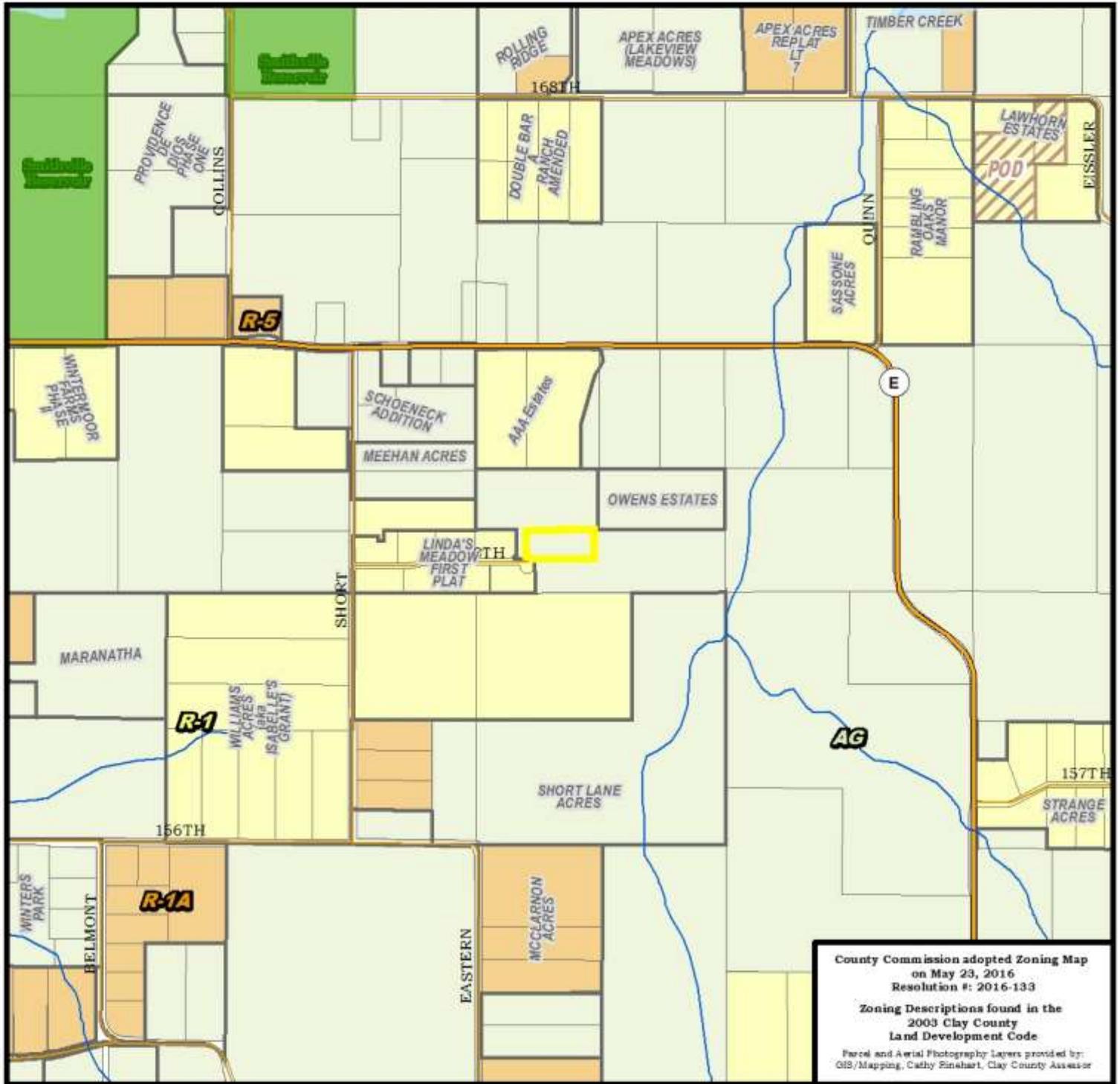
November 16-139F Logan's Place Attachment A - Vicinity Map

TOWNSHIP 53N • RANGE 32W



Nov 16-139F - Logan's Place

Attachment B - Existing Conditions Map



County Commission adopted Zoning Map
 on May 23, 2016
 Resolution #: 2016-133

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

Planning & Zoning Department



LEGEND

- | | | | | |
|---------------|----------------|-------------------|-------------------------------------|----------------------|
| Property Line | Roads | Subdivisions | Overlay Districts | Zoning Districts C-1 |
| Streams (EPA) | Interstates | 2016 City Limits | CD (Conservation District) | Zoning Districts C-2 |
| Railroads | State Highways | Parks | POD (Preservation Overlay District) | Zoning Districts C-3 |
| | Local Roads | County Boundaries | PUD (Planned Unit Development) | Zoning Districts I-1 |
| | Highway Ramps | | | Zoning Districts I-2 |
| | | | | Zoning Districts OP |

