



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 6604 NE 192nd Street
Section 33 | Township 54 | Range 32

Site Size: 214.93± Acres

Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: Halferty Estates, recorded 06/18/1992

Surrounding Landuse & Zoning:

North – Agricultural (AG) zoned land, Clinton County line
East – Agricultural (AG) zoned land, Smithville Lake Reservoir, Graves Corner (AG)
South – Agricultural (AG) zoned land, Smithville Lake Reservoir, Majestic View (R-1A),
Schonecrest (AG)
West – Agricultural (AG) zoned land, Smithville Lake Reservoir

Current Conditions:



Courtesy Clay County Assessor,
GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Show-Me Real Estate, on behalf of owners B & R Farms, LLC (Robert and Ronda Schmidt, organizers) are requesting **Final Plat** approval for Halferty Acres 214.93± acres located at approximately 6604 NE 192nd Street.

Show-Me Real Estate and B & R Farms, LLC wish to subdivide the Halferty acreage into 6 lots to sell.

Character of the General Neighborhood

Agricultural (AG) zoned property is each direction of the property with AG zoned subdivisions to the east and south, and R-1A to the south. The Smithville Lake Reservoir is to east, south, and west of the property, and the Clinton County line is just to the North [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.*

Standard side and rear setbacks and height restrictions apply to all other aspects of this application. The application was properly noticed, per regulations. Adjacent property owners within the mandated 1,000 foot distance were notified by means of a letter dated February 14, 2014.

Outside Agency Review

The Clay County Highway Department has noted proposed Lots 1 - 4 meet the specifications for the Manual on Uniform Traffic Control Devices (MUTCD) requirements and Clay County Highway Department standards. The road surface of NE 192nd Street is asphalt, and N Eastern along Lot 1 & 2 is gravel. Missouri Department of Transportation (MoDOT) has noted they have no issues with the existing driveways for Lot 6 & 7 along J Highway.

The Clay County Health Department has given preliminary and final approval. Clinton County Public Water Supply District No. 4 indicated they can provide water service to the subject request except for proposed Lot 1 & 2. An associated request for well water as a sole drinking water source for those lots has been submitted for Lot 1 & 2 (case # March 14-110GR). The Smithville Fire Department 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 all six (6) additional and due prior to the recording of the final plat. Lots 5 & 6 have access onto J Highway, a MoDOT controlled road, so the estimated total combined is \$2,200.00 (\$1,100.00 /each). The estimated total for Lots 1 and 2 is \$6,975.00, as they front N. Eastern Road an existing gravel surface County road. Lot 3 and 4 will have an estimated total of \$2,062.50 as it fronts NE 192nd Street an existing asphalt County road. All RIF fees are subject to change at the time of payment based upon the market price of material. The total RIF amount is presently \$11,237.50. Section 151-9.11 (B) (c) states the following:

"If the total amount of escrow due is over \$10,000 then a development agreement or a condition of development shall be executed specifying the method and timing of payments. Such



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agreement or condition of development shall be approved by the County Commission.”

As such, a RIF “Development Agreement” or “condition of development” must be approved by the County Commission.

The existing pond structures will need to be inspected by the Natural Resources Conservation Service, “NRCS” (formerly the U.S. Soil Conservation Service/Clay County Soil and Water Conservation District), if not found to be in good condition repairs will need to be done before the recording of the Final Plat.

Water wells presently exist on proposed Lot 3 that are in the process of being properly capped and documentation given to Missouri Department of Natural Resources (MDNR) that must be completed prior to the recording of the final plat.

The LDC requires that all final plat drawings must show the existing FEMA SFHA (Special Flood Hazard Areas), commonly referred to as the “100-Year Floodplain” (Figure 151-3.6-2 (9)). The recording copies of the final plat drawings will need to be submitted that include the current, effective FEMA SFHA on proposed Lot 2 and possibly Lot 1.

Recommendations

Staff recommends the **Final Plat** of **Halferty Acres** be **approved**, with the following conditions as shown on Exhibit A.

Exhibit A

1. Road Impact Fee (RIF) “Development Agreement” or “condition of development” must be approved and recorded with the final plat.
2. The existing pond structures inspected by the Natural Resources Conservation Service, “NRCS” (formerly the U.S. Soil Conservation Service/Clay County Soil and Water Conservation District), and if not found to be in good condition repairs must be done prior to the recording of the Final Plat.
3. Existing wells must be capped and proper documentation given to Missouri Department of Natural Resources (MDNR) prior to the recording of the final plat.
4. Lot 1 & 2 approved by the County Commission for well water prior to recording of final plat.
5. Any future structures will need to have building plans 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.
6. Changes to the recording copies of the final plat as follows:
 - a. ADD: FEMA SFHA (100-Year Floodplain) areas



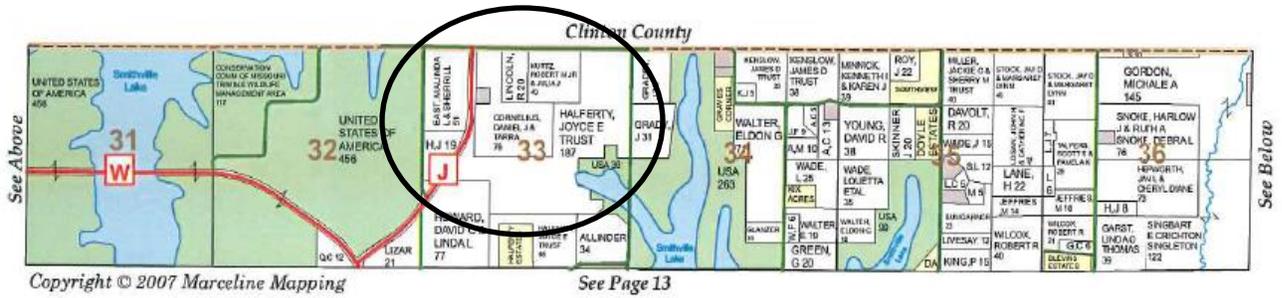
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Attachments

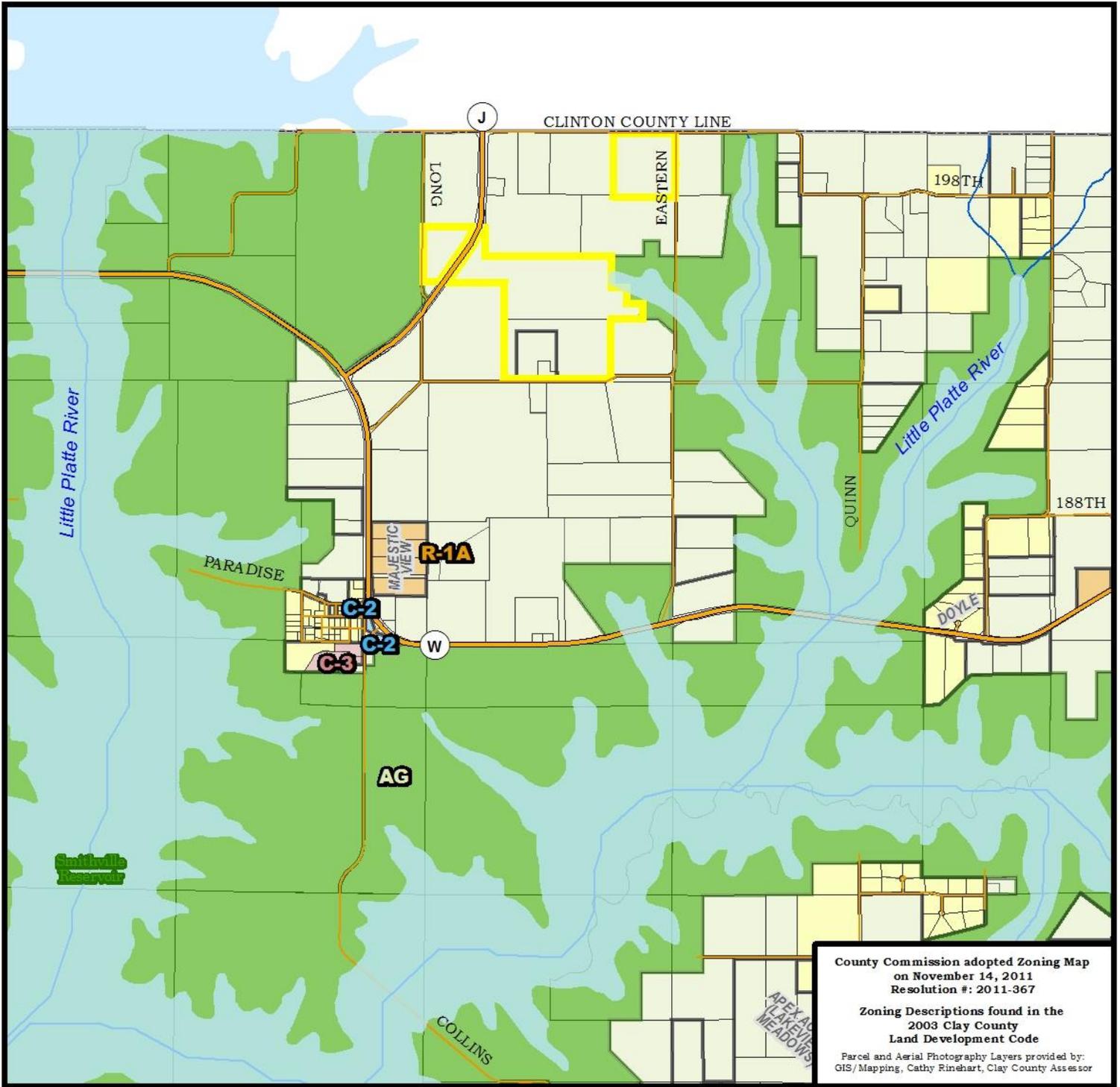
March 14-109 F Halferty Acres Attachment A - Vicinity Map

TOWNSHIP 54N • RANGE 32W



March 14-109F – Halferty Acres

Attachment B - Existing Conditions Map



County Commission adopted Zoning Map
on November 14, 2011
Resolution #: 2011-367

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\Vacinity_Map - 8 x 11 P.mxd)
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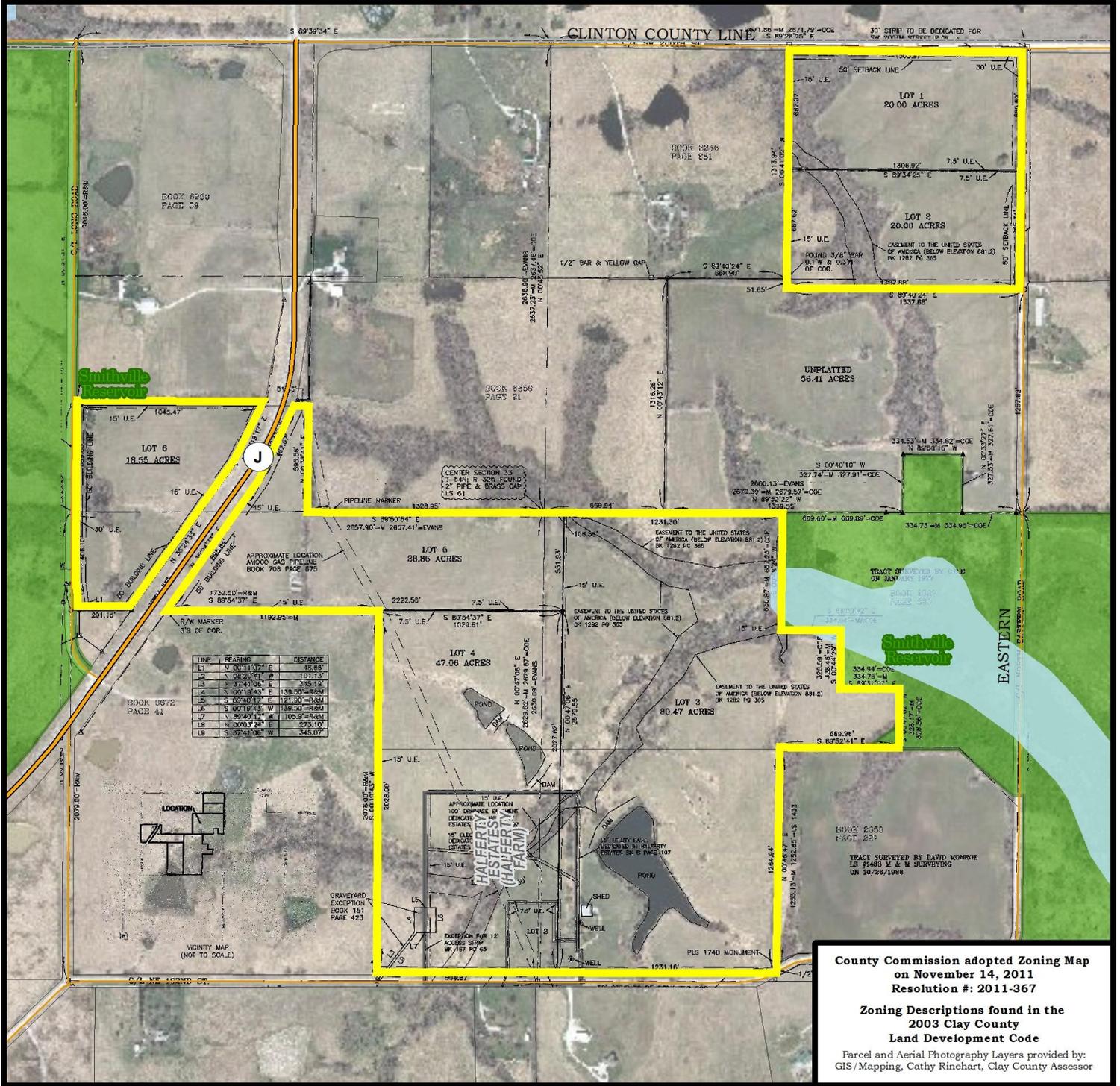
Planning & Zoning Department

LEGEND

Property Line	Roads	Subdivisions	Overlay Districts	Zoning Districts
Streams (EPA)	Interstates	2013 City Limits	CD (Conservation District)	C-2
Railroads	State Highways	Parks	PUD (Planned Unit Development)	C-1
Highway Ramps	Local Roads	County Boundaries		C-3
				I-1
				I-2
				OP

March 14-109F - Halferty Acres

Attachment C - Site Plan Map



County Commission adopted Zoning Map on November 14, 2011
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 Parcel and Aerial Photography Layers provided by: GIS/Mapping, Cathy Rinehart, Clay County Assessor

Map Document: (G:\GIS\Project_Files\Vacinity_Map - 8 x 11 P.mxd) 02/24/2014 - 03:15:58 PM

Planning & Zoning Department

LEGEND

- Property Line
- Streams (EPA)
- Railroads
- Roads
 - Interstates
 - State Highways
 - Local Roads
 - Highway Ramps

- Subdivisions
- 2013 City Limits
- Parks
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Overlay Districts

- CD (Conservation District)
- PUD (Planned Unit Development)