



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number **April 14-116F**

Case Type **Final Plat**

Project Name **Narron Estates**

Applicant/Owners Jerry and Mary Narron
15523 Cordell Road
Kearney, Mo 64060

Request **Final Plat** approval of Narron Estates

Application Submittal 2014-02-28

Public Notice Published N/A

Neighbor Letters Sent 2014-03-14

Report Date 2014-03-26

REPORT AUTHOR(S) Debbie Viviano, Planner
Matt Tapp, Director

Recommendation APPROVAL with condition



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Clay County, Missouri

General Information

Site Location: 15523 Cordell Road
Section 30 | Township 53 | Range 30

Site Size: 20.5± Acres

Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North - Agricultural (AG), Residential Rural District (R-1) Zoned Land
- East - Agricultural (AG), Residential Rural District (R-1) Zoned Land
- South - Agricultural (AG) Zoned Land, Residential Rural District and Residential Low Density District (R-1 & R-1A) Zoned Land
- West - City of Kearney, Residential Rural District (R-1) Zoned Land

Current Conditions:



Courtesy Cathy Rinehart,
Clay County Assessor



Courtesy Microsoft® Bing™



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Assessment

Jerry and Mary Narron are requesting **Final Plat** approval for Narron Estates for approximately 20.5± acres located at 15523 Cordell Road.

The Narrons wish to split the parcel so that their son may build one (1) new single family residence.

Character of the General Neighborhood

Agriculturally (AG) zoned property is in each direction of the property. R-1 zoned land is to the north, east and west. R-1 & R-1A zoned land is to the south. The City of Kearney is to the west within the 1-mile coordination tier [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 March 14, 2014.

Outside Agency Review

The Clay County Highway Department notes that the current driveway meets the technical specifications access requirements. Road Impact Fees (*RIF*) are not required for Lot 1 as it is occupied by an existing single family residence, and a RIF Waiver has been approved by the Highway Department for Lot 2. However, the waiver is not lastly approved until the Planning & Zoning Commission and County Commission approve.

The Clay County Health Department has given preliminary and final approval. The Public Water Supply District #8 of Clay County already has an existing water meter for Lot 1 and can provide an additional meter for proposed Lot 2. Kearney Fire District serves the property.

Recommendations

Staff recommends the **Final Plat** of Narron Estates be **approved**, with the following condition as shown on Exhibit A:

Exhibit A

1. Lot 2 is subject to Road Impact Fees (RIF) unless the waiver is approved by Planning & Zoning Commission and County Commission.



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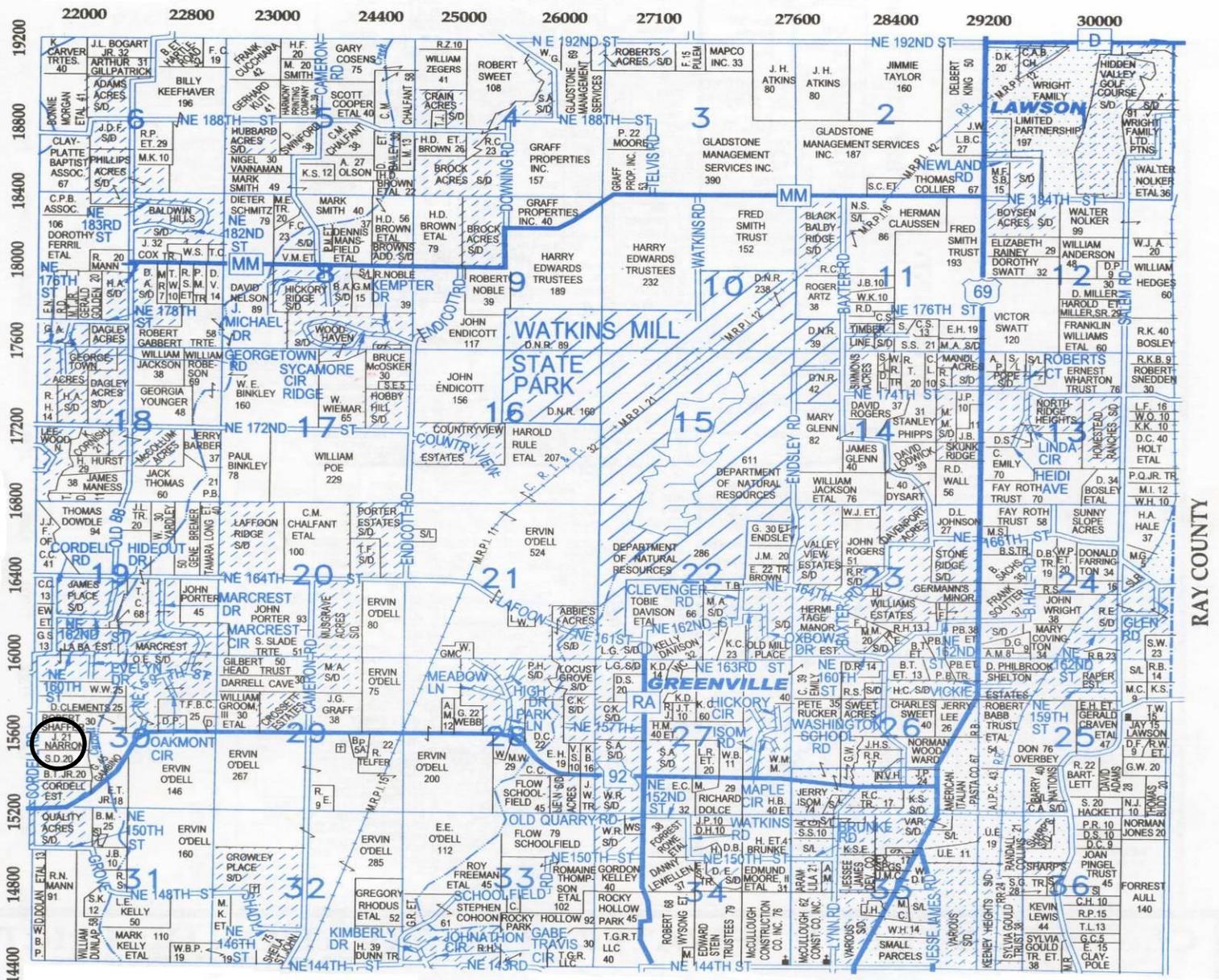
Clay County, Missouri

Attachments

April 14-116F – Narron Estates

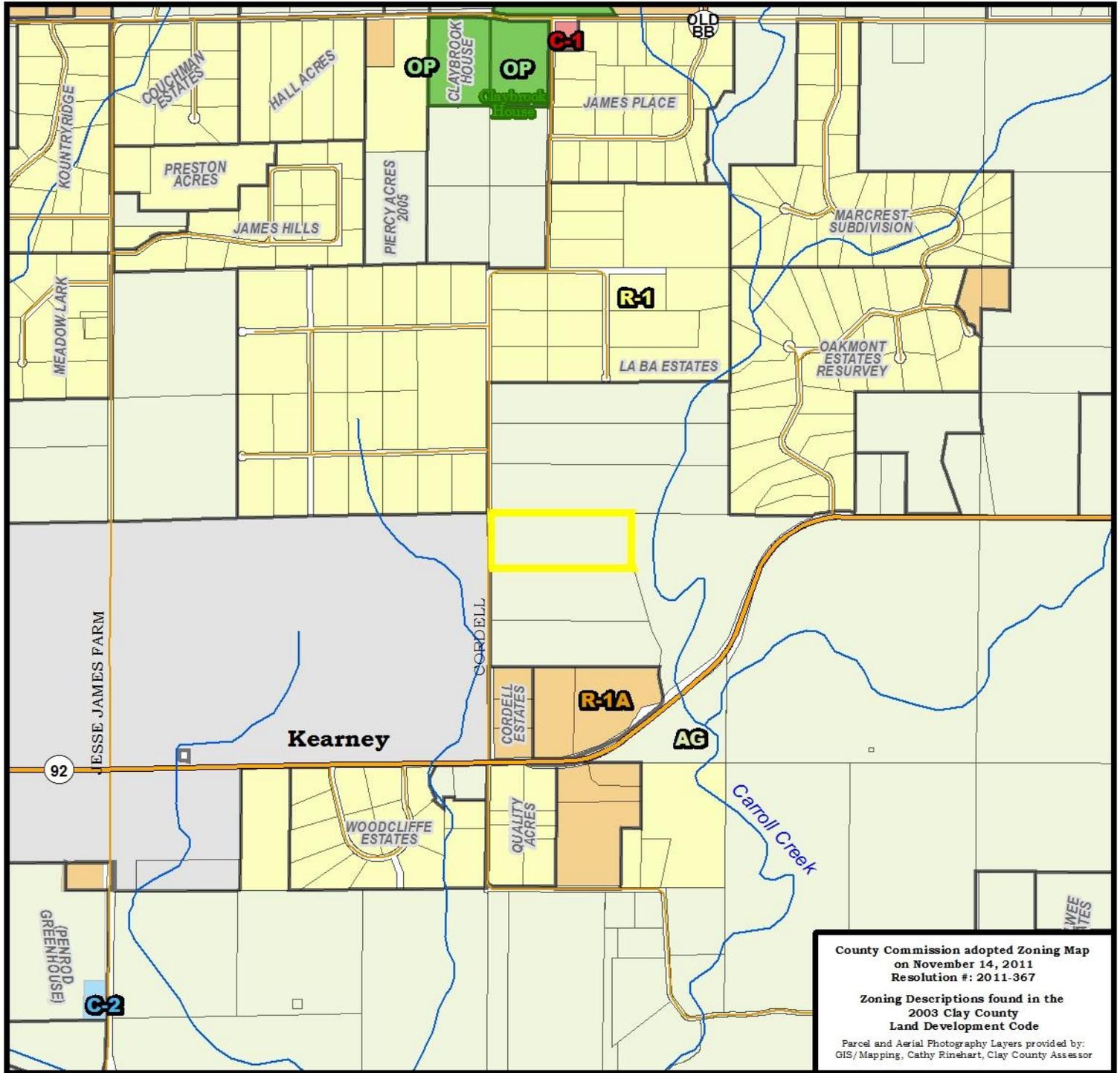
Attachment A - Vicinity Map

TOWNSHIP 53N • RANGE 30W



April 14-116F - Narron Estates

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) 03/19/2014 - 10:47:58 AM

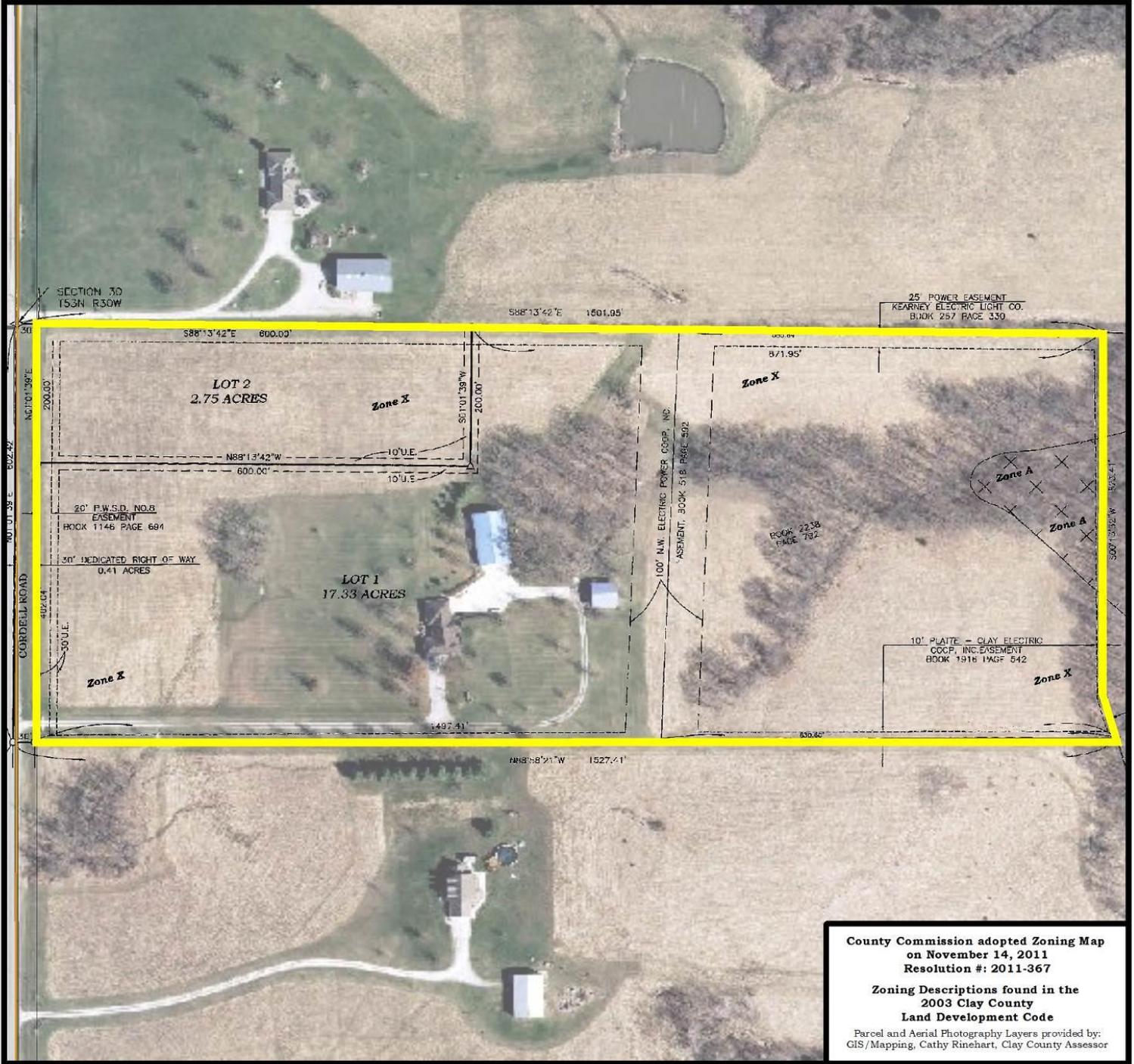
Planning & Zoning Department

LEGEND

<ul style="list-style-type: none"> Property Line Streams (EPA) Railroads 	<p>Roads</p> <ul style="list-style-type: none"> Interstates State Highways Local Roads Highway Ramps 	<ul style="list-style-type: none"> Subdivisions 2014 City Limits Parks County Boundaries 	<p>Overlay Districts</p> <ul style="list-style-type: none"> CD (Conservation District) PUD (Planned Unit Development) 										
			<p>Zoning Districts</p> <table border="0" style="width: 100%; font-size: small;"> <tr> <td style="width: 25%;"> AG</td> <td style="width: 25%;"> C-1</td> </tr> <tr> <td> R-1</td> <td> C-2</td> </tr> <tr> <td> R-1A/R-5</td> <td> I-1</td> </tr> <tr> <td> R-1B/RU</td> <td> I-2</td> </tr> <tr> <td> R-3</td> <td> OP</td> </tr> </table>	AG	C-1	R-1	C-2	R-1A/R-5	I-1	R-1B/RU	I-2	R-3	OP
AG	C-1												
R-1	C-2												
R-1A/R-5	I-1												
R-1B/RU	I-2												
R-3	OP												

April 14-116F – Narron Estates

Attachment C - Site Plan 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



Planning & Zoning Department



1 inch = 200 feet
1 inch = 0.04 miles

LEGEND

- | | | | |
|---------------|----------------|-------------------|--------------------------------|
| Property Line | Roads | Subdivisions | Overlay Districts |
| Streams (EPA) | Interstates | 2014 City Limits | CD (Conservation District) |
| Railroads | State Highways | Parks | PUD (Planned Unit Development) |
| | Local Roads | County Boundaries | |
| | Highway Ramps | | |

Map Document: (G:\GIS\Project_Files\Facility Map - 8 x 11 P.mxd) 03/19/2014 11:45:53 AM