



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 25401 NE 148th Street
Section 33 | Township 53 | Range 30

Site Size: 10± Acres

Existing Landuse & Zoning: Agricultural District (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North - Agricultural (AG) Land, Wilson Estates (R-1), Watkins Ridge (R-1A) Subdivisions
- East - Agricultural (AG) Land, Rocky Hollow Park, C-3 (*formerly underground gun range or paintball range*) Zoned Land
- South - Agricultural (AG) Land, Rocky Hollow Park, City of Excelsior Springs (Approx. ½ mile)
- West - Agricultural (AG) Land, Rocky Hollow subdivision (R-1)

Current Conditions:



Courtesy Clay County Assessor, GIS/Mapping



Courtesy Microsoft® Bing™



Report to Planning & Zoning Commission

Clay County, Missouri

Assessment

Kenneth and Melanie Shockley are requesting **Final Plat** approval for Metro Stars for approximately 10+ acres located at approximately 25401 NE 148th Street.

The Shockley's wish to build a single family home on the property.

Character of the General Neighborhood

Agriculturally (AG) zoned property is in each direction of the property. Residential Low Density District (R-1A) zoned land is to the north. Residential Rural District (R-1) Zoned Land is to the north and west. Rocky Hollow Park adjacent on the south property line and to the east of the property. The City of Excelsior Springs is to the south 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 October 17, 2014.

Outside Agency Review

The Clay County Highway Department has approved the property for a driveway. Road Impact Fees (*RIF*) are and will be based on a chip and seal formula.

The Clay County Health Department has given preliminary and final approval. The Public Water Supply District #8 of Clay County has stated in a letter dated June 5, 2014 they will have adequate pressure and flow to supply a meter for the property. The Eastern Clay County Ambulance District Services this property.

Findings

Road Impact Fees (*RIF*) are required and an agreement will need to be recorded at the time of the final plat recording. The RIF's minimum fee amount due at the time of recording would be 40 percent (\$825.00) of the \$2,062.50 RIF total the remaining amount would be due before any building permit would be issued for the property.

Recommendations

Staff recommends the **Final Plat** of Metro Stars be **approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Road Impact Fees (*RIF*) agreement recorded and fees paid at the recording of the final plat.
2. Changes to the recording copies of the final plat are as follows:
 - a. 7.5' U.E.'s to be replaced by 15' U.E.'s along the east, west and south lot lines.
 - b. In legal description 58 North changed to 53 North



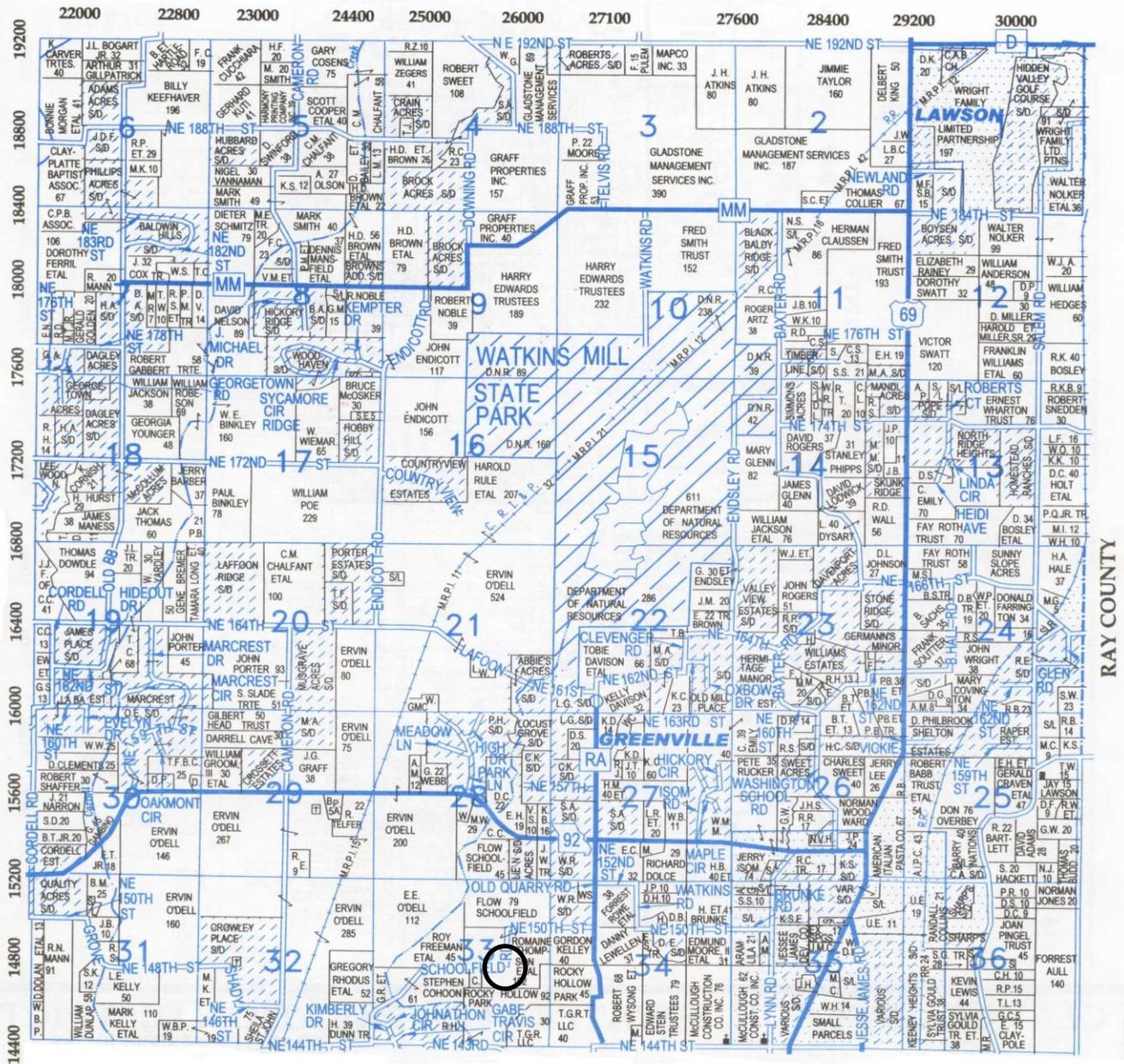
Report to Planning & Zoning Commission

Clay County, Missouri

3. Attachments

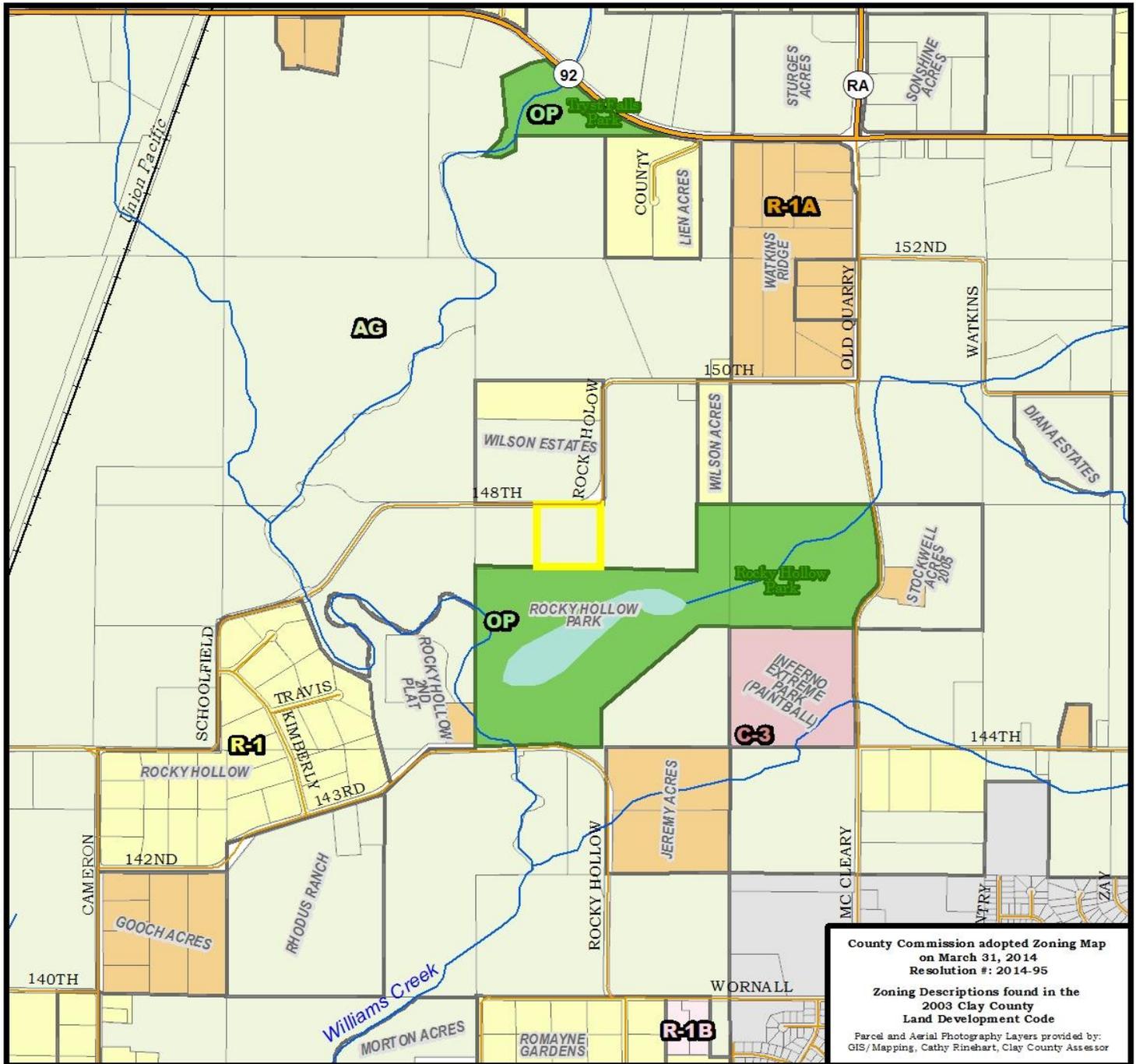
Nov 14-133F - Metro Stars Attachment A - Vicinity Map

TOWNSHIP 53N • RANGE 30W



Nov 14-133F – Metro Stars

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 Rinehart, Clay County Assessor

Map Document: (G:\GIS\Project_Files\Vacinity Map - 8 x 11 P.mxd)
 10/22/2014 -- 03:43:43 PM

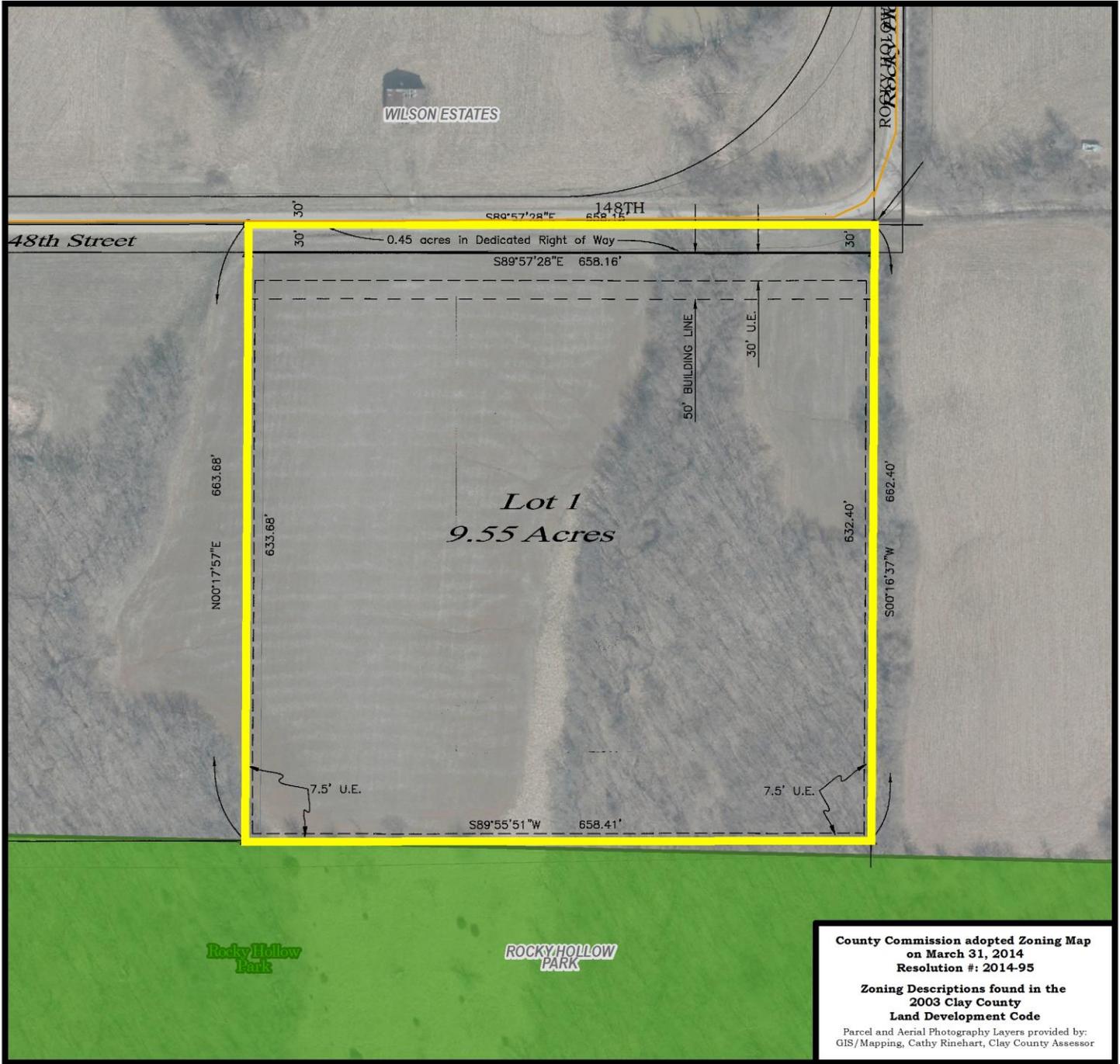
Planning & Zoning Department

LEGEND

Property Line	Roads	Subdivisions	Overlay Districts	Zoning Districts
Streams (EPA)	Interstates	2014 City Limits	CD (Conservation District)	AG
Railroads	State Highways	Parks	POD (Preservation Overlay District)	R-1
Highway Ramps	Local Roads	County Boundaries	PUD (Planned Unit Development)	R-1A/R-5
				I-1
				R-1B/RU
				R-3
				OP

Nov 14-133F – Metro Stars

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\Vacinity Map - 8 x 11 P.mxd
 10/22/2014 -- 03:13:18 PM



Planning & Zoning Department



1 inch = 150 feet
 1 inch = 0.03 miles

LEGEND

Property Line	Roads	Subdivisions
Streams (EPA)	Interstates	2014 City Limits
Railroads	State Highways	Parks
	Local Roads	County Boundaries
	Highway Ramps	