



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: 18316 Collins Road
Section 8 | Township 53 | Range 32

Site Size: 12.9± acres

Existing Landuse & Zoning: Community Services District (C-3)

Zoning/Platting History: RZ – Paradise South, Lots 1 & 2 (C-3), Res. #2003-518, 10/27/03; Prelim. Plat – Res. #2003-519, 10/27/03; Final Plat – Res. #2003-611, 12/22/03, recorded 01/16/04. CUP – Res. #2003-520, 12/22/03, Res. #2010-352, 11/29/10.

Surrounding Landuse & Zoning:

- North - Burdette's Addition (R-1), Gosneyville (R-1) and C-1 Zoned Lots
- East - Agriculturally zoned land (AG), Holdsworth Commercial Addition 2 (C-2), Smithville Lake Reservoir
- South - Agriculturally zoned land (AG), Paradise South, Lot 1 (C-3 w/CUP), Smithville Lake Reservoir
- West - Paradise South, Lot 3 (R-1), Smithville Lake Reservoir

Current Conditions:



Courtesy Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Tom & Cara Massie, owners of Paradise Storage, LLC are requesting **Final Plat** approval for Paradise Storage a total area of approximately 12.9± acres at 18316 Collins Road.

The Massies are pursuing this request to combine all of the Paradise Storage property under the same zoning district classification (C-3) and one platted lot. They intend to build one new additional storage building initially, then potentially two more in the future.

Character of the General Neighborhood

Burdette's Addition and Gosneyville (R-1) and C-1 zoned land are to the north. Holdsworth Commercial Addition 2 (C-2) is to the East. Paradise South, Lot 1 (CUP & C-3) is to the south and Paradise South, Lot 3 (R-1) is to the west. Smithville Lake Reservoir is to the east, west and south with. Agricultural (AG) zoned land to the east and south of the property.

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. Adjacent property owners within the mandated 1,000 foot distance were notified by means of a letter dated May 15, 2015.

Outside Agency Review

In an email correspondence dated May 6, 2015, the Clay County Highway Department gave preliminary and final approval, and has no "conditions or fees".

The Clay County Health Department has given preliminary and final approval. The Public Water Supply District #4 of Clinton County currently has a water meter at the subject property and can provide any necessary additional service.

Findings

Since this is a combining of existing parcels with only boundary changes and no creation of new lots, no Road Impact Fees (RIF) will be assessed per LDC Section 151-9.13.

A request to vacate two Utility Easements ("U.E.s") within Lot 1 and Lot 2 of Paradise South was filed (Case No. June 15-120V) in conjunction with this request.

The subject request is currently going through stormwater engineering review process by the County's consulting engineer, Shafer, Kline, & Warren ("SKW"). In a letter dated May 19, 2015, SKW stated after an initial review they have "no issue with proceeding toward final approval. This does not mean that the applicants can obtain a building permit, but it does mean that our subsequent comments can be addressed such that approval is possible from the standpoint of our engineering review".

No opposition has been received at the time of this writing.

Recommendations

Staff recommends the **Final Plat** of Paradise Storage be **approved** with the following conditions as shown on Exhibit A:



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Exhibit A

1. The Resolution of Vacation for the two existing 15' wide utility easements within Lot 1 and Lot 2 of Paradise South recorded before recording of the Final Plat (Case No. June 15-120V).
2. Implement the County's Consultant Engineer recommendations.
3. The following changes to the recording copies of the final plat:
 - a. ADD: "Vacated per BK ____ PG ____" and necessary graphics illustrating that the 2 U.E.s have been vacated.



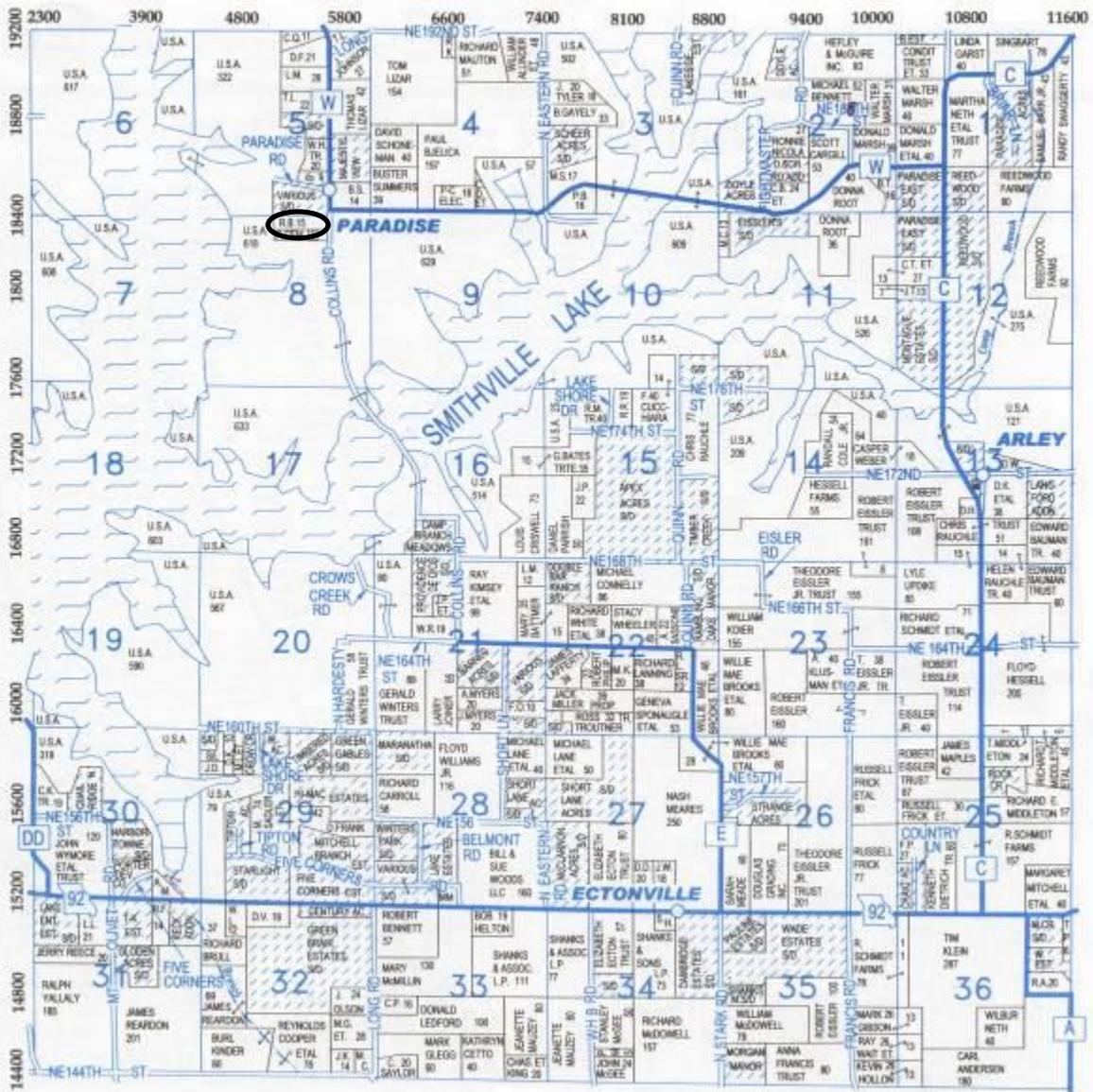
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Attachments

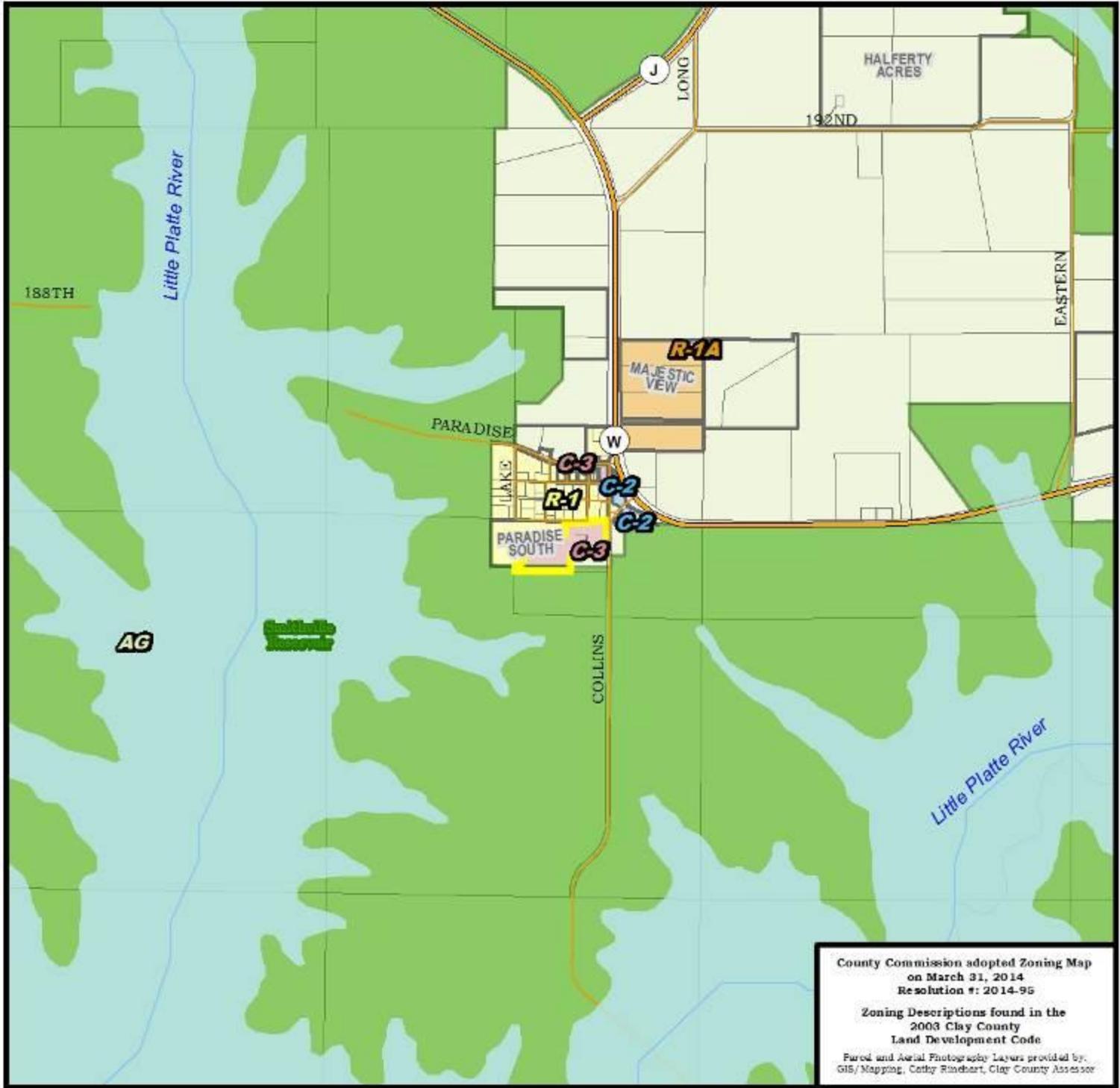
June 15-118RZ/P – Paradise Storage Attachment A - Vicinity Map

TOWNSHIP 53N • RANGE 32W



June 15-119F – Paradise Storage

Attachment B - Existing Conditions Map



Map Document: (G:\GIS\Project_Files\zoning\Map - 8 x 11 P.mxd)
05/26/2015 -- 02:30:08AM

Planning & Zoning Department



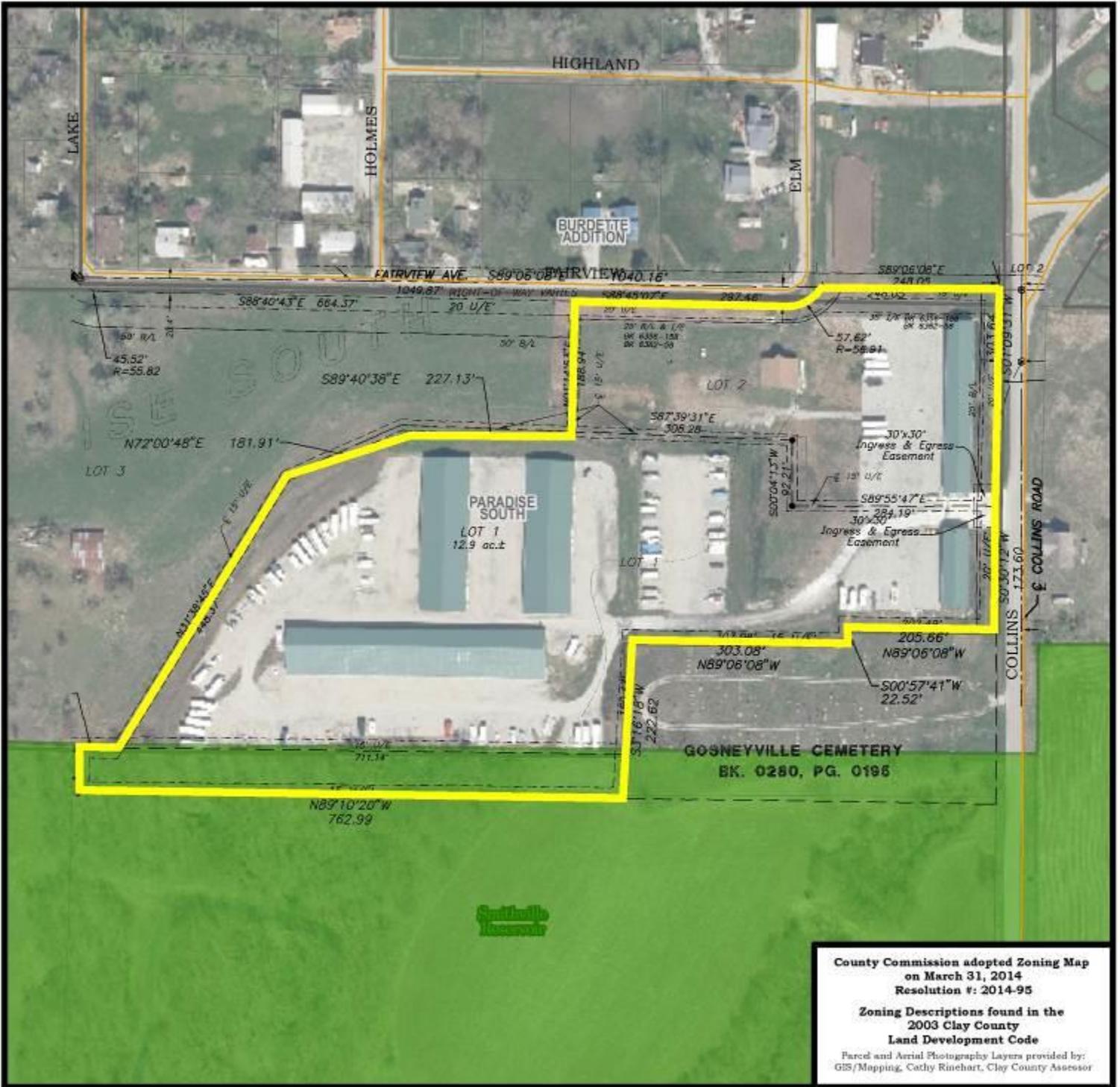

1 inch = 2,000 feet
1 inch = 0.38 miles

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 City Limits Parks County Boundaries 	<p>Overlay Districts</p> <ul style="list-style-type: none"> CD (Conservation District) POD (Preservation Overlay District) PUD (Planned Unit Development)
		<p>Zoning Districts</p> <ul style="list-style-type: none"> AG R-1 R-1A/R-5 R-1B/RLU R-3 C-1 C-2 C-3 I-1 I-2 OP 	

June 15-119F – Paradise Storage

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) 05/27/2015 - 08:13:18AM

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1 inch = 200 feet
 1 inch = 0.04 miles

LEGEND

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