





# Report to Planning & Zoning Commission

Clay County, Missouri

## General Information

**Site Location:** approximately 14601 Mt Olivet Road  
Section 31 | Township 53 | Range 32

**Site Size:** 13.51± Acres

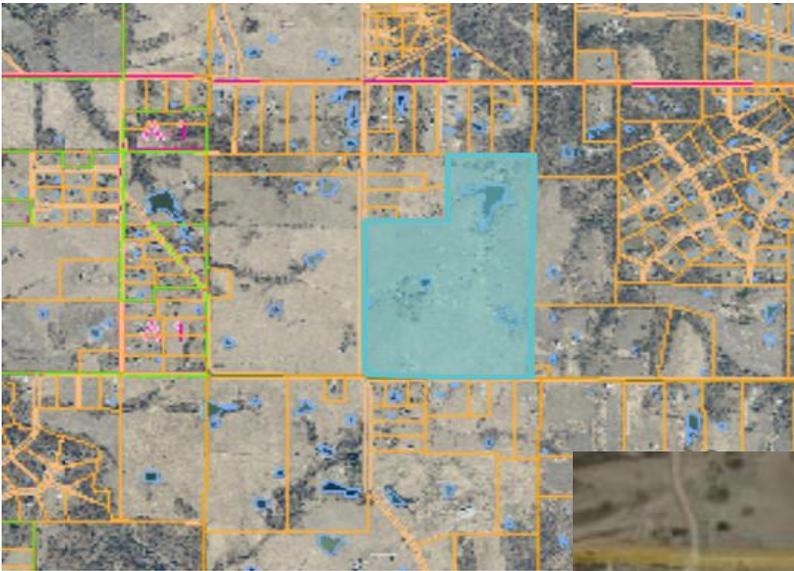
**Existing Landuse & Zoning:** Agricultural (AG)

**Zoning/Platting History:** None

**Surrounding Landuse & Zoning:**

- North – Agricultural (AG), Residential Rural, Low-Density & Residential Urban (R-1, R-1A, R-U) zoned land
- East – Agricultural (AG) & Residential Rural & Low-Density (R-1) zoned land
- South – Agricultural (AG) zoned land
- West – Agricultural (AG), zoned land, City of Smithville (1/2 mile)

### Current Conditions:



Courtesy Clay County Assessor, GIS/Mapping



Courtesy Microsoft® Bing™



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## Assessment

Valerie Partch representing Joanne Reardon Trust is requesting **Final Plat** approval of MVP Estates, 13.51± acres located at approximately 14601 Mt. Olivet Road.

Ms. Partch wishes to split the parcel from the existing 198± acre Reardon parcel in order to build (1) single-family residence on the lot.

### **Character of the General Neighborhood**

Agricultural (AG) zoned land is each direction of the property. Residential Rural District (R-1) (Green Briar Estates) is located to the east. Residential Low Density District (R-1A) (Golden Acres) and Residential Rural District (R-1) and Residential Urban Rural (R-U) (Winterfell Highlands) is located to the north. The City of Smithville is about ½ mile to the west of the property.

### **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*.

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 January 15, 2016.

### **Outside Agency Review**

The Public Water Supply District No. 9 (PWSD #9) has indicated water is available for MVP Estates upon request.

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.

The Clay County Highway Department has noted MVP Estates meets the specifications for the Manual on Uniform Traffic Control Devices (MUTCD) requirements and Clay County Highway Department standards for driveway requirements. The road surface of Mount Olivet is an asphalt surfacing.

The Clay County Health Department has given preliminary and final approval for the platting of the property. Before building begins construction plans for the approved septic system (based on soil morphology) must be submitted.

## Findings

Road Impact Fees (*RIF*) are required for the one (1) additional lot. The estimated total amount of RIF is \$1,031.25 and is subject to change at the time of payment based on the market price of material.



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## Recommendations

Staff recommends the **Final Plat** of **MVP Estates** be **approved**, with the following conditions as shown on 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. 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.
3. The following additions or corrections to the recording copies of the final plat:
  - a. ADD: 15-foot Recreational Easement ("R.E.") within the first 30' U.E. and in the text of dedication section.
  - b. ADD NOTE: *"A recreational easement consistent with the Northland Trails design guidelines has been granted to Clay County for the purpose of developing part of trail "C-16 Third Priority" of the Northland Trails Plan along the East side of Mt. Olivet Road."*



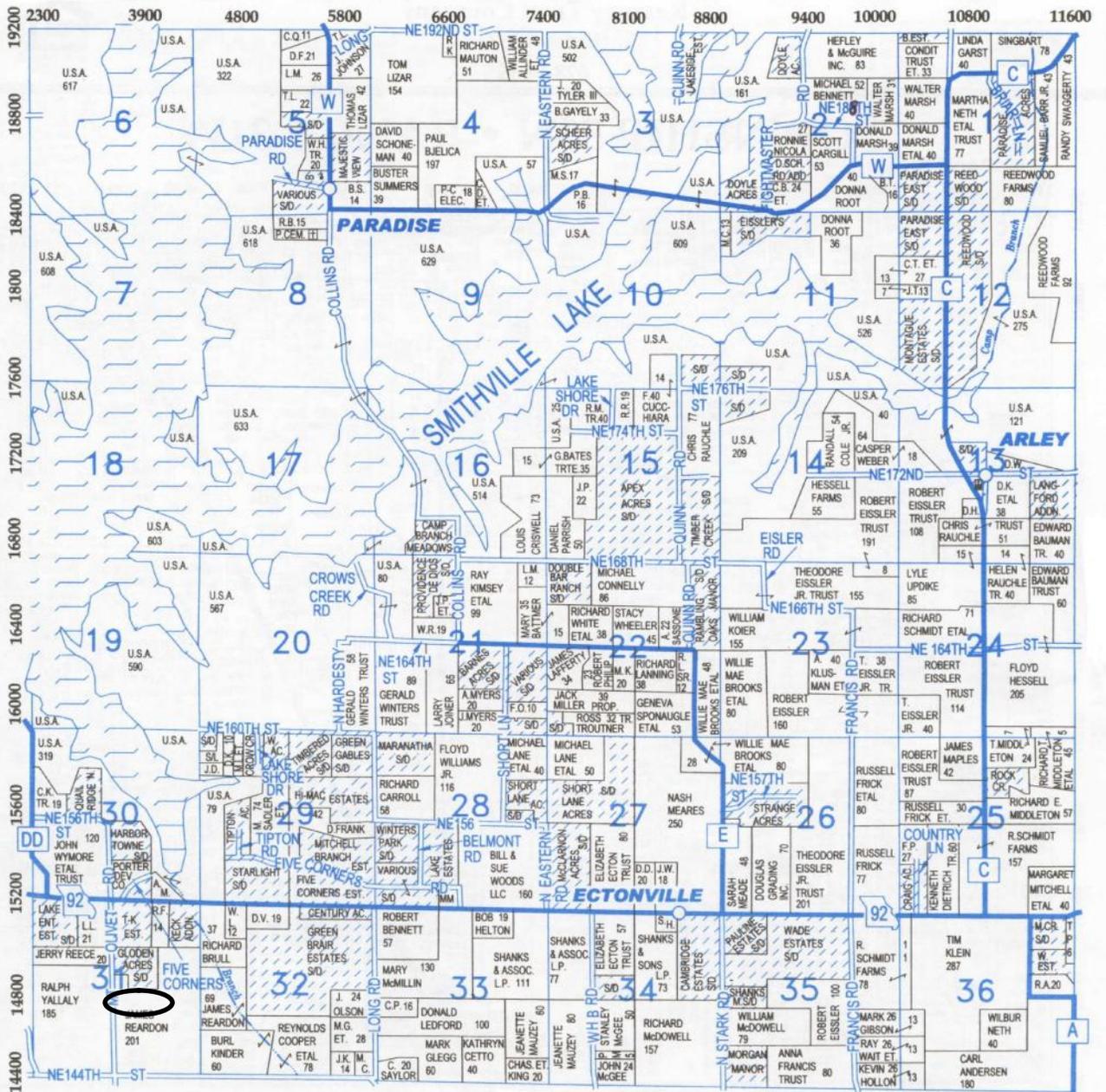
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## Attachments

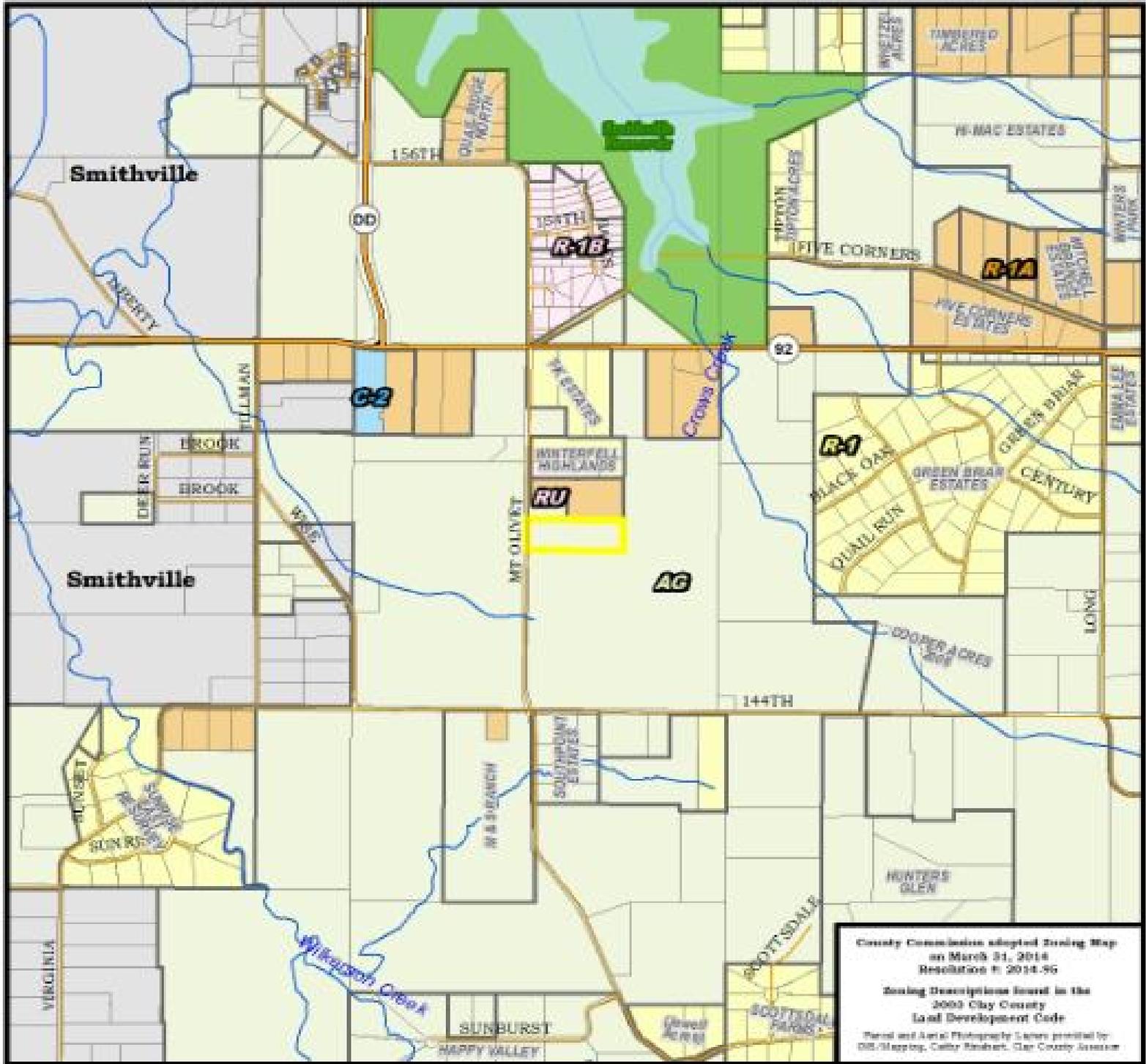
### February 16-102F - MVP Estates Attachment A - Vicinity Map

### TOWNSHIP 53N • RANGE 32W



# Feb 16-102F - MVP Estates

## Attachment B - Existing Conditions Map



**Planning & Zoning Department**

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

**LEGEND**

Property Line	Roads	Subdivisions	Zoning Districts
Streams (EPA)	Interstates	2014 City Limits	C-1
Railroads	State Highways	Parks	C-2
	Local Roads	County Boundaries	C-3
	Highway Ramps		I-1
			I-2
			OP

# Feb 16-102F – MVP Estates

## Attachment C - Site Plan Map



**Planning & Zoning Department**




1 inch = 200 feet  
1 inch = 0.04 miles

### LEGEND

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; border: 2px solid yellow; margin-right: 5px;"></span> Property Line</li> <li><span style="display: inline-block; width: 20px; border-bottom: 1px solid blue; margin-right: 5px;"></span> Streams (EPA)</li> <li><span style="display: inline-block; width: 20px; border-bottom: 1px solid black; margin-right: 5px;"></span> Railroads</li> </ul>	<p><b>Roads</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Interstate</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid orange; margin-right: 5px;"></span> State Highways</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid yellow; margin-right: 5px;"></span> Local Roads</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Highway Ramps</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid gray; margin-right: 5px;"></span> Subdivisions</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> 2014 City Limits</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: green; margin-right: 5px;"></span> Parks</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> County Boundaries</li> </ul>
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