



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 19804 NE 164th Street
Section 24 | Township 53 | Range 31

Site Size: 13.00 acres

Existing Landuse & Zoning: Residential Low-Density (R-1A) District

Zoning/Platting History: Sunset Ridge, recorded 6/10/1996; Replat of Lot 2, Sunset Ridge, recorded 11/9/2005

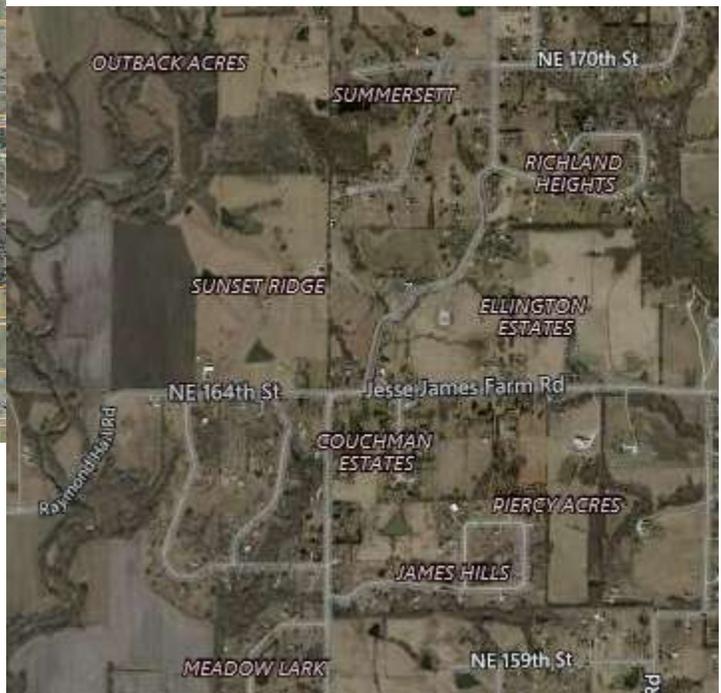
Surrounding Landuse & Zoning:

- North – Agricultural (AG) Zoned Land, Summersett (R-1)
- West – Agricultural (AG) Zoned Land, Muddy Fork Creek
- South – Kountryridge Estates (R-1), Couchman Estates (R-1)
- East – Agricultural (AG) Zoned Land, Summersett (R-1), Clay County Park (Jesse James Farm)

Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Roger and Brenda Smith are requesting **Final Plat** approval for Lot 2A-1 Sunset Ridge (A Replat of Lot 2A being a Replat of Lot 2 in Sunset Ridge) located at approximately 19804 NE 164th Street, and will remain 13.00 acres as recorded in November of 2005.

The Smith's are in the process of selling their current home on Lot 2B of Sunset Ridge. The area on Lot 2A-1 they have selected to build a new home has required the moving of utilities. The decision was also made to move the interior portion of the ingress/egress with the entrance remaining in the same location.

Character of the General Neighborhood

Agriculturally zoned land surrounds on the north, east and west of the property. Summerset (R-1) subdivision is also on the north and east of the property. Kountryridge and Couchman Estates (R-1) are to the south. The Muddy Fork Creek is to the west and the Jesse James Farm is to the east 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.*

Adjacent property owners within the statutory law mandated 1,000 foot distance were notified by means of a letter sent May 20, 2016.

Outside Agency Review

The existing driveway is to remain in the same location with no additional lots being added.

The Clay County Health Department has given final approval for Lot 2A-1 Sunset Ridge

Public Water Supply District #8 stated in a letter dated April 20th, 2016 that they will be able to supply water to Lot 2A-1 with a 5/8" meter.

The Kearney River Fire District serves this property.

Findings

Road Impact Fees (*RIF*) are not required, if the County Commission approves the following waiver of the Road Impact Fees (RIF) as stated in the Land Development Code (LDC) Section 151-9.13 (1):

The replatting of an existing subdivision for a boundary change or other change in which no new lots are platted;

Presently, there are two - 60' ingress/egress easements noted on the plat; *one* is adjacent to the west property line this one is proposed to be vacated; the *second* which will be the new ingress/egress will again serve Lot 2A-1 and the north Lot 2B, but will have an added utility easement, this one is shown in the bolder black on the plat. A new shared driveway agreement will need to be in place at the time of Final Plat recording.



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Recommendations

Staff recommends the **Final Plat** of Lot 2A-1 Sunset Ridge be **Approved**, with the following conditions as shown in Exhibit A:

Exhibit A

1. Road Impact Fees (RIF) waiver approved by County Commission for the replatting/boundary change with no new lots created as stated in Section 151-9.13 (1) of the 2011 Land Development Code.
2. The **Resolution for Vacation**, if approved by the County Commission, be recorded simultaneously with Lot 2A-1 Sunset Ridge (Case No: June 16-117F) with the described utility easements and an ingress/egress shown as vacated on the recording copies of the Final Plat (*line for writing of BK. and PG*).
3. A shared driveway agreement must be in place at the time of Final Plat recording.
4. The following corrections to the recording copies of the Final Plat:
 - a. ADD: amount of acres to diagram of plat.
 - b. ADD: *line for writing of BK. and PG-* for the vacated easements



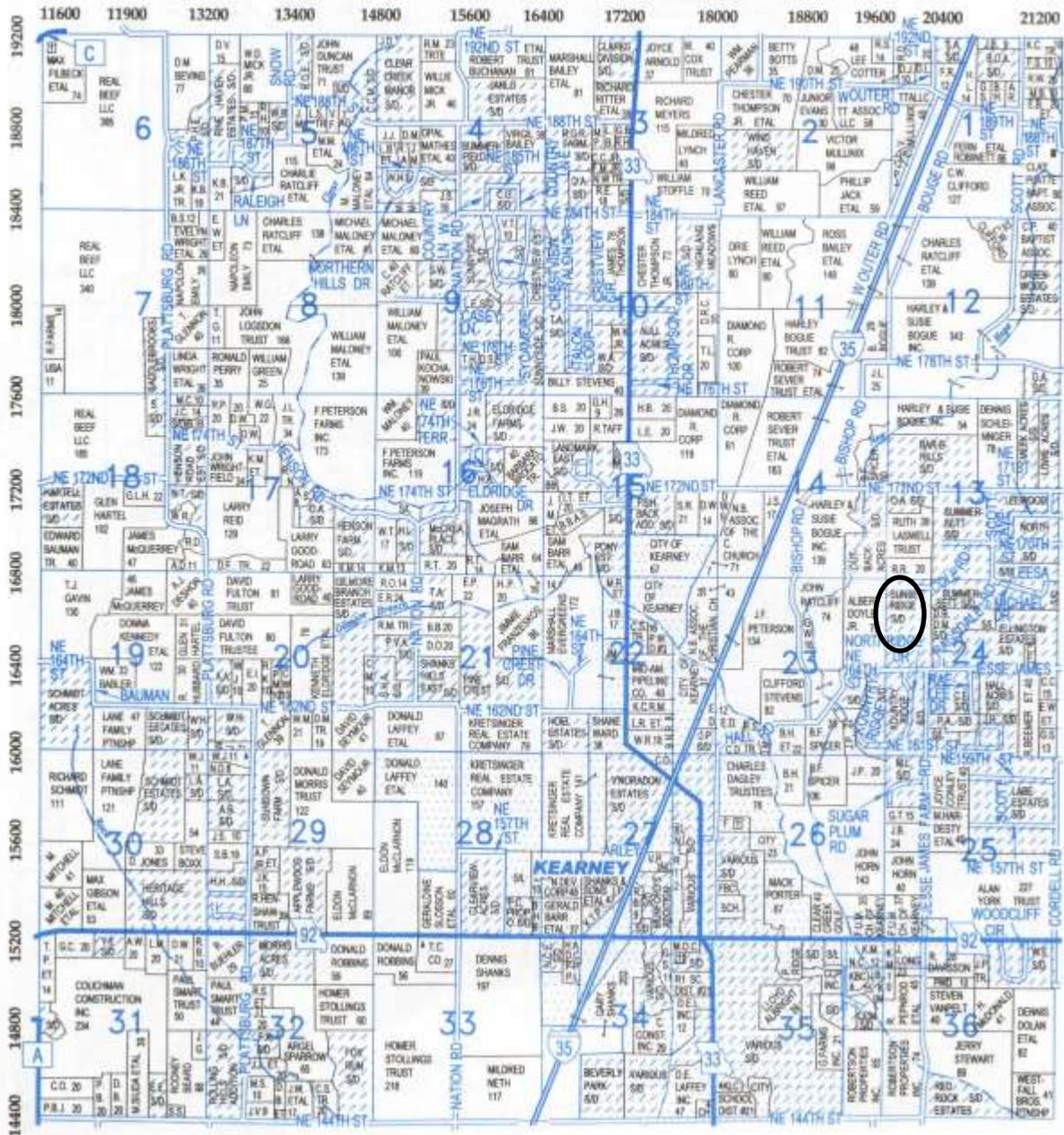
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Attachments

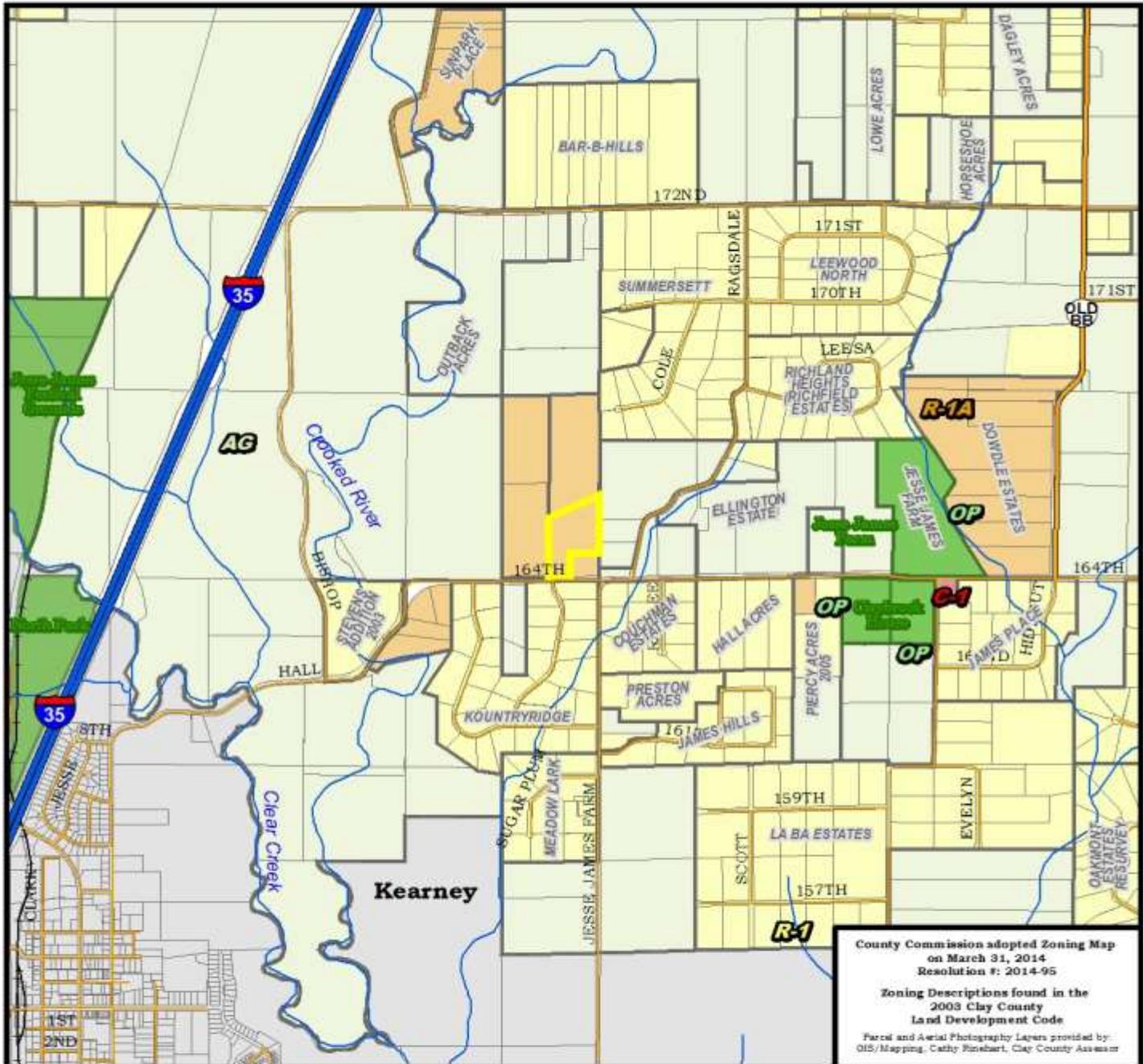
June 16-117F - Lot 2A-1 Sunset Ridge Attachment A - Vicinity Map

TOWNSHIP 53N • RANGE 31W



June 16-117F – Replat of Lot 2 Sunset Ridge

Attachment B - Existing Conditions Map



Map Document: G:\GIS\Projects_Files\vacinity Map - 8 x 11 P.mxd 6/6/2016 10:05:12:10 PM

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 2016 City Limits Parks County Boundaries 	<p>Overlay Districts</p> <ul style="list-style-type: none"> CD (Conservation District) POD (Preservation Overlay District) PLD (Planned Unit Development)
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<p>Zoning Districts</p> <ul style="list-style-type: none"> AG R-1 R-1A/R-3 R-1B/RU R-3 	<ul style="list-style-type: none"> C-1 C-2 C-3 I-1 I-2 OP
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