



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number February 14-102F

Case Type Final Plat

Project Name Gospel Hill

Applicants/Owners Steven E. and CarLeen Smith
22403 NE 188th Street
Holt, MO 64048-8761

Request **Final Plat** approval of Gospel Hill

Application Submittal 2015-01-05

Public Notice Published N/A

Neighbor Letters Sent 2015-01-15

Report Date 2015-01-28

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

Recommendation APPROVAL with conditions



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Clay County, Missouri

General Information

Site Location: 22403 NE 188th Street
 Section 6 | Township 53 | Range 30

Site Size: 10.7± Acres

Existing Landuse & Zoning: Agricultural District (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North - Agricultural (AG) zoned land, GilBerty Addition 2005 (R-1), Adams Acres (R-1)
- East - Agricultural (AG) zoned land, Hubbard Acres (R-1)
- South - Agricultural (AG) zoned land, Baldwin Hills (R-1)
- West - Agricultural (AG) zoned land, Jimmy Dugan's Farm (R-1A)

Current Conditions:



Courtesy Clay County Assessor, GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Steven and CarLeen Smith are requesting **Final Plat** approval for Gospel Hill located at 22403 NE 188th Street. The Smith's would like to split the house and the 10+ acres off from the Ousley family's original 100 +/- acres.

Character of the General Neighborhood

Agricultural (AG) zoned property is each direction of the property. R-1 zoned subdivisions are to the east, north and south. An R-1A zoned subdivision is to the west of the property [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*.

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 January 16, 2015.

Outside Agency Review

The Clay County Highway Department has noted the driveway passed and also the remaining 89+ acres to the east would have acceptable frontage for driveway sight distance specifications for the Manual on Uniform Traffic Control Devices (MUTCD) requirements and Clay County Highway Department standards. The road surface of Mt. Olivet Road is asphalt surfacing.

The Clay County Health Department has given final approval. The Public Water Supply District No. 3 has indicated they do not have water within 200 feet of the property. Presently, the existing house is supplied with drinking water by a spring fed water well. The Holt Fire District serves this property.

Findings

Road Impact Fees (*RIF*) are not required since the proposed lot has an existing single family home on the property.

The applicants purchased the subject property believing that it encompassed 10 acres that would only be finalized after going through the proper rezoning and platting process. However, a deed was recorded with a wrong legal description that encumbered the whole 100 acre farm as opposed to the agreed upon 10 acres.

Recommendations

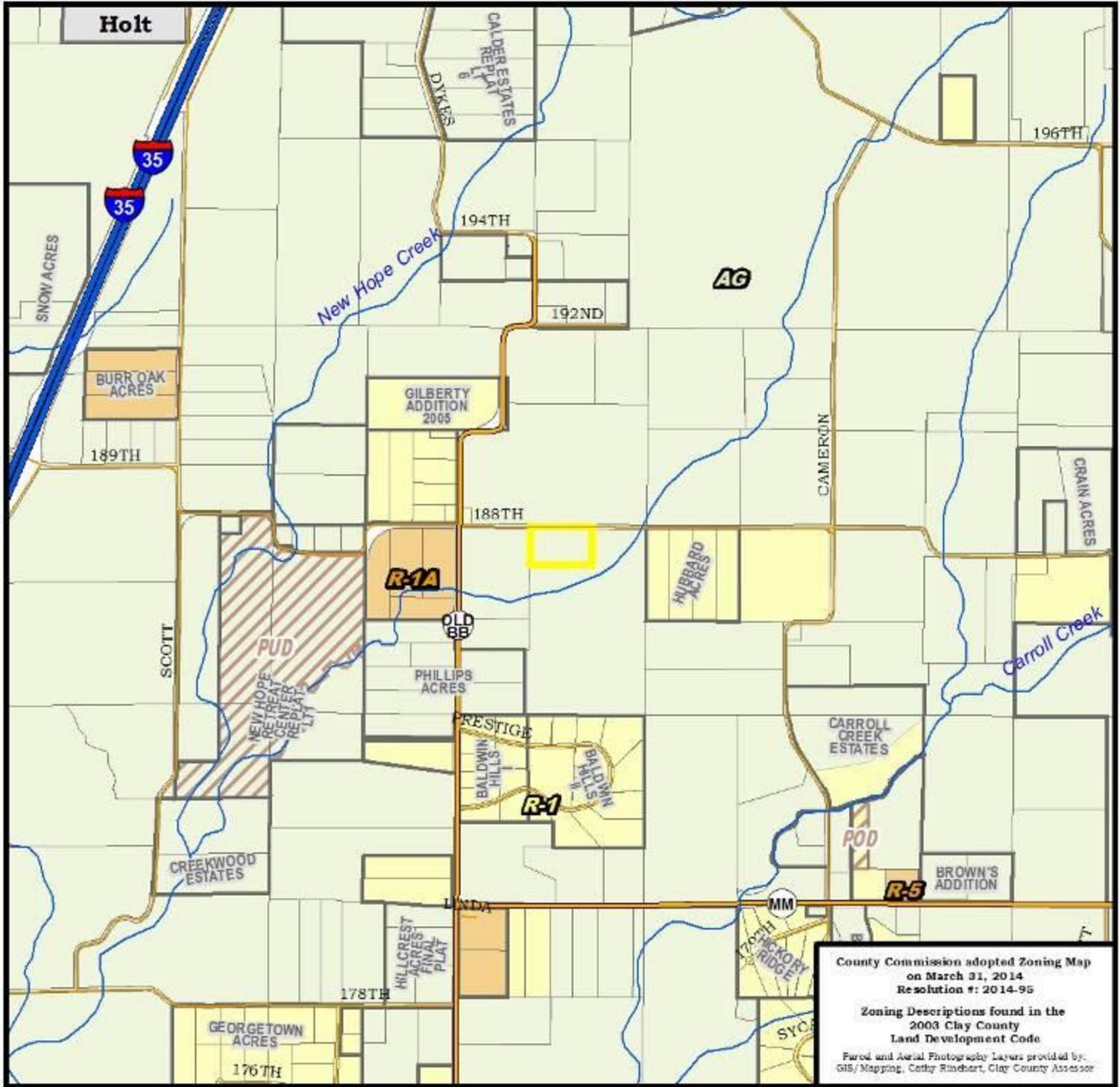
Staff recommends the **Final Plat** of Gospel Hill be **approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Changes to the recording copies of the final plat are as follows:
 - a. ADD: in signature area "E" (middle initial for Steven E.)
 - b. CHANGE: in signature area "Carlene" to "CarLeen"
 - c. ADD: in Notes section "Maximum height for all structures in this subdivision shall be in accordance with County regulations regarding zoning and airport land use. This subdivision lies in the Airport Overlay District."

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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 Rindhart, Clay County Assessor

Map Document: G:\GIS\Project_Files\zoning\Map - 8 x 11 - P.mxd
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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 	<ul style="list-style-type: none"> Roads Interstates State Highways Local Roads Highway Ramps 	<ul style="list-style-type: none"> Subdivisions City Limits Parks County Boundaries 	<ul style="list-style-type: none"> Overlay Districts CD (Conservation District) POD (Preservation Overlay District) PUD (Planned Unit Development) 	<ul style="list-style-type: none"> Zoning Districts AG R-1 R-1A/R-5 R-1B/RU R-3 C-1 C-2 C-3 P-1 P-2 OP
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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 Rimhart, Clay County Assessor

Map Document: (G:\GIS\Project_Files\Vacinity Map - 8 x 11 (P.mxd) 01/14/2015 - 01:53:17 PM



Planning & Zoning Department



1 inch = 150 feet
1 inch = 0.03 miles

LEGEND

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