



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 7022 Nebo Hills Road
Sections 22 & 23 | Township 51 | Range 31

Site Size: 37.07 ± acres

Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: None

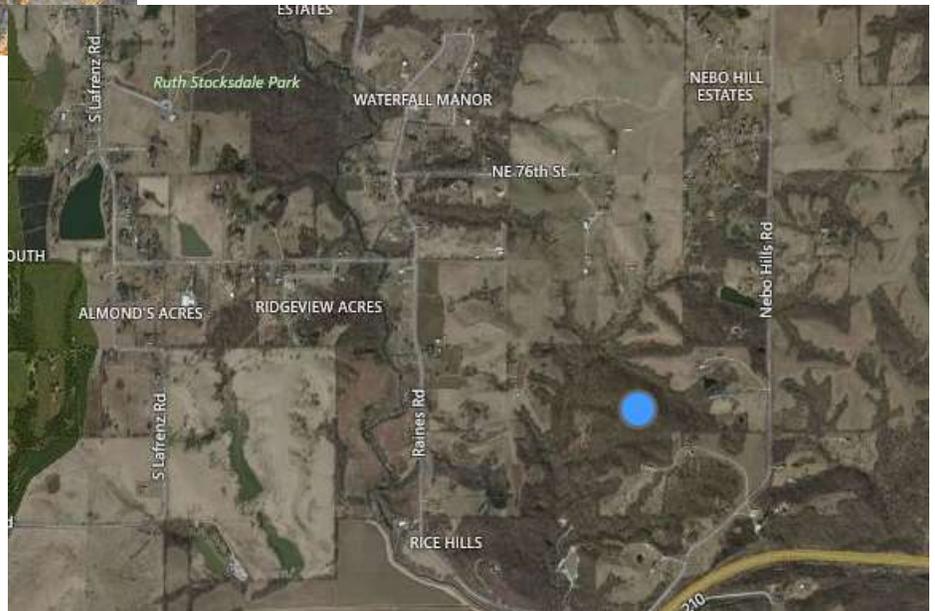
Surrounding Landuse & Zoning:

- North - AG zoned land, Nebo Hill Estates 1st Plat (R-1)
- East - AG zoned land, Lazy J Replat (Ag & R-1)
- South - AG zoned land, 210 Hwy, The Underground (I-1& 1-2-PUD Overlay)
- West - AG zoned land, City of Liberty

Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Kristie Stuewe, President-KC is representing First Missouri Bank and requesting **Final Plat** approval for Nebo Hill Estates – Sixth Plat, located at approximately 7022 Nebo Hills Road.

First Missouri Bank would like to split this approximately 27 acres from the acreage of 80±, so as to sell some of the acreage separate from the residence and barn on the property.

Character of the General Neighborhood

Agriculturally (AG) zoned property is in each direction of the property. Nebo Hill Estates 1st Plat (R-1) is to the North. Lazy J, Replat. (AG & R-1) is to the east. 210 Highway and The Underground (I-1 & I-2, with a PUD Overlay) are to the South. The City of Liberty is approximately 11/4 miles to the west. [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 and adjacent property owners were notified within the mandated 1,000 foot distance by means of a letter dated October 16, 2015.

Outside Agency Review

The Clay County Highway Department has noted the following:

Based upon the Manual Uniform Traffic Control Devices (MUTCD) and Clay County Highway Department (CCHD) specifications Nebo Hill Estates- Sixth Plat will pass for sight distance requirements for a driveway as a **shared access from Nebo Hills Road**. Nebo Hills Road is a chip and seal surfacing. For sight distance the brush will need to be cut back both to the north and south of the shared access entrances.

The Clay County Health Department has given preliminary and final approval for Nebo Hill Estates-Sixth Plat. Public Water Supply District #5 stated in a letter dated March 13, 2015 they will be able to service Lot 1 with a residential water meter. The Fishing River Fire District serves this property.

The existing pond structure has been inspected by the Clay County Soil and Water Conservation District and is in need of more clearing.

Findings

The two metal barns located on the north portion of Lot 1 will need to be removed before the recording of the final plat.

The 60' x 100' Ingress/egress (I/E) as noted on the plat will serve as the shared access point and also the interior ingress and egress as needed for Lot 1. A shared driveway agreement will need to be in place at the time of Final Plat recording.

Road Impact Fees (RIF) are required for the one (1) additional lot. The estimated total amount of RIF is \$2,062.50 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 Nebo Hill Estates- Sixth Plat 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. A shared driveway agreement must be in place at the time of Final Plat recording.
3. A permit acquired to demolish the two metal barns before recording of the final plat.
4. The clearing of the pond done before recording of the final plat.
5. Clay County Highway Department confirmation of approved sight distance/after the removal of brush, before the final plat can be recorded.
6. The following changes to the recording copies of the final plat:
 - a. CHANGE-GRAPH: On the East line of the NE Quarter, NE Quarter 22-51-31 and the West line of the NW Quarter, NW Quarter Section 23-51-31 the distance should read **1311.64** as in the legal.
 - b. CHANGE-GRAPH: On the north side of Lot 1 the distance should read **1765.35** instead of 1765.30.

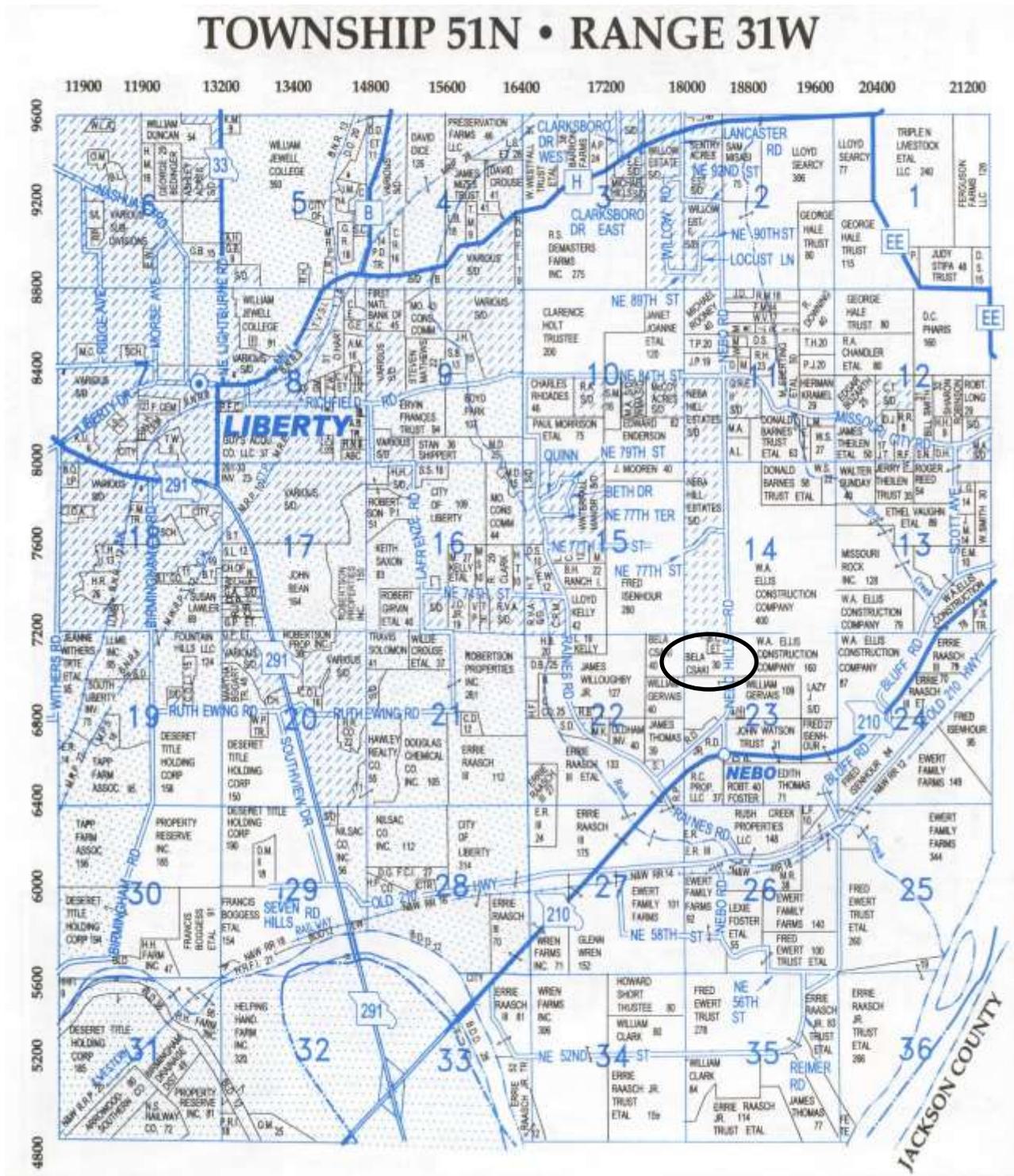


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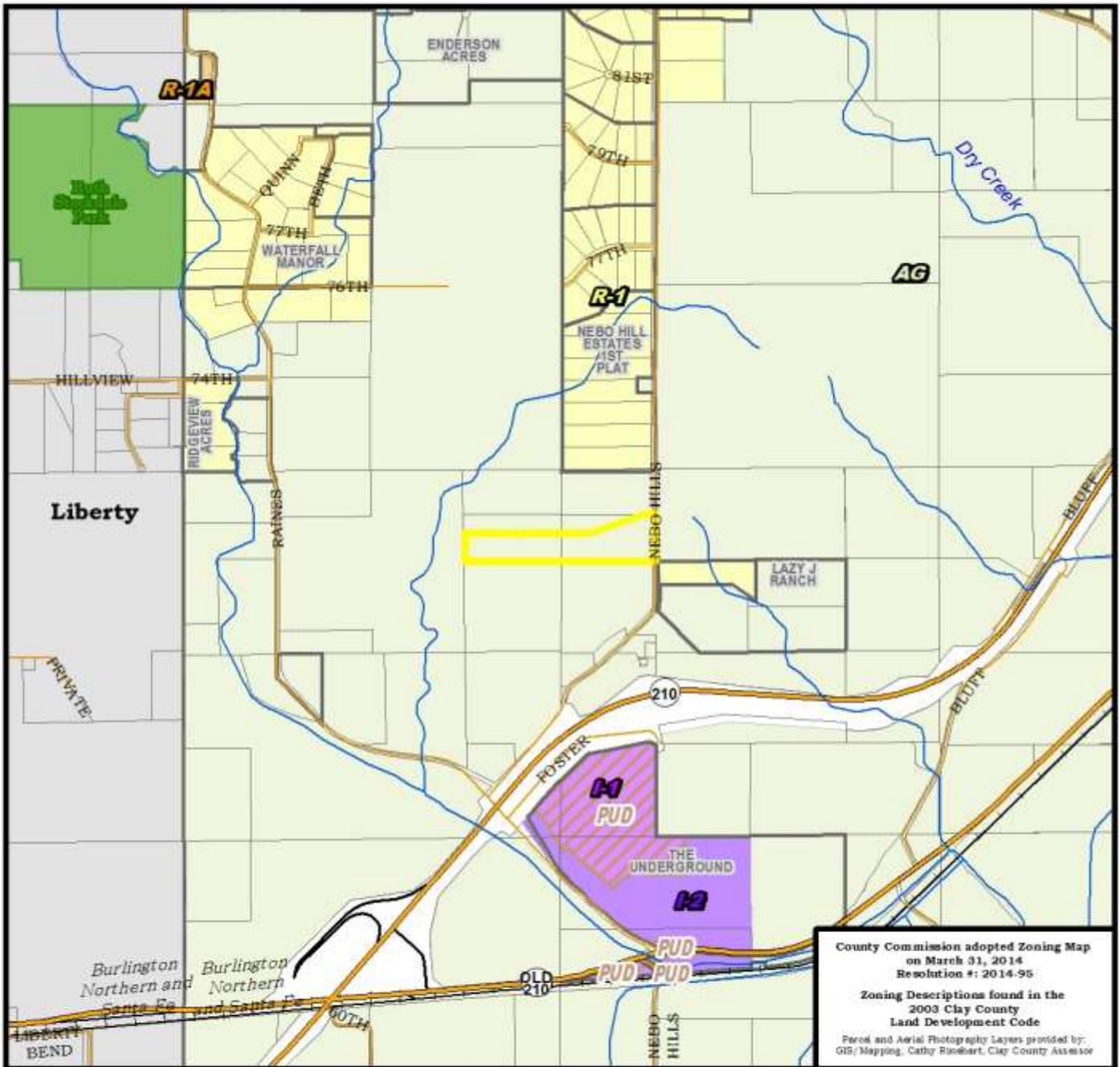
Attachments

November 15-142F – Nebo Hill Estates – Sixth Plat Attachment A - Vicinity Map



Nov 15-142F – Nebo Hill Estates 6th Plat

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 Ricebart, Clay County Assessor

Planning & Zoning Department

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

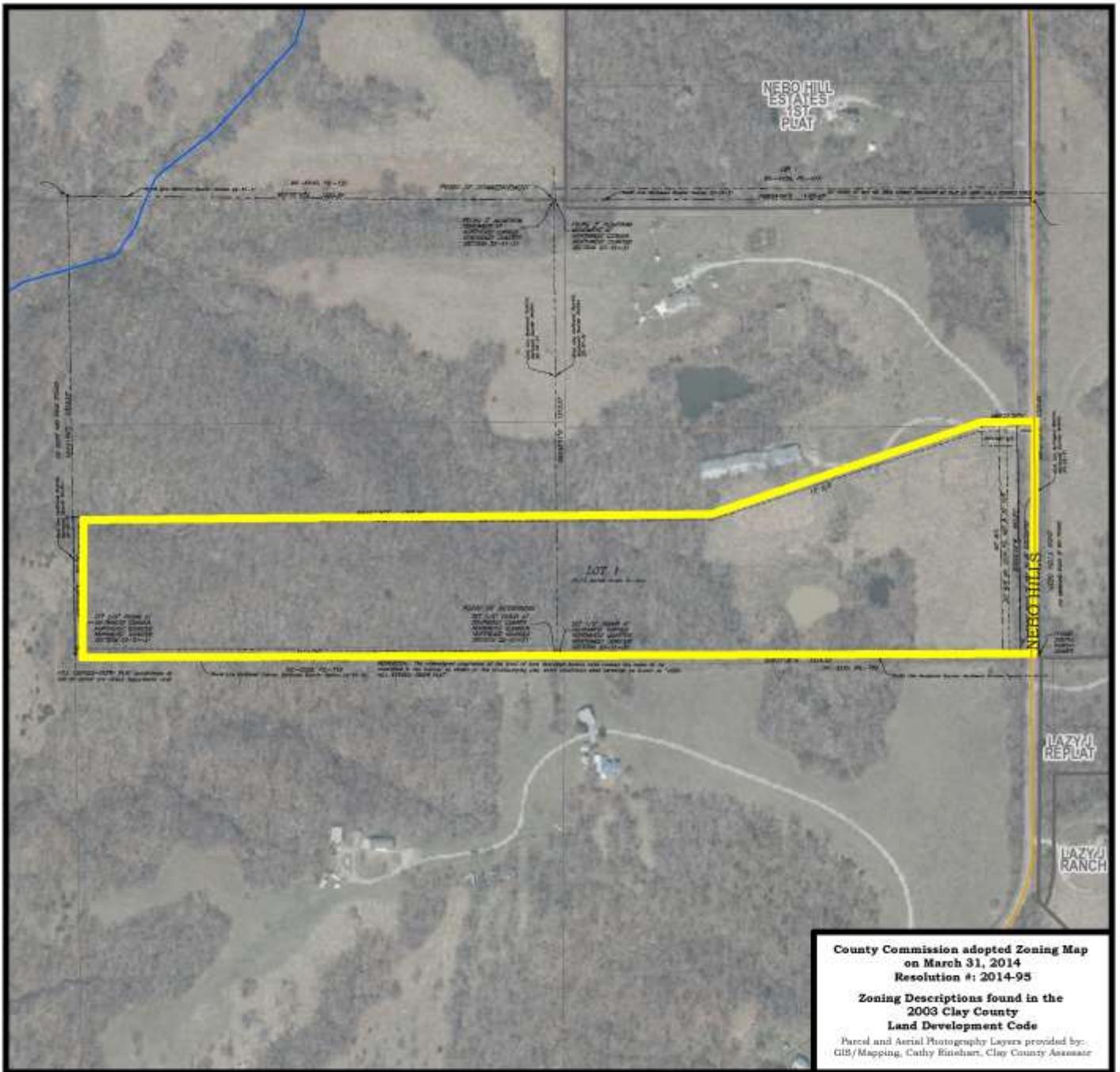
LEGEND

Property Line	Roads	Subdivisions	Overlay Districts	Zoning Districts
Streams (EPA)	Interstates	City Limits	CD (Conservation District)	AG
Railroads	State Highways	County Boundaries	PCD (Preservation Overlay District)	R-1
	Local Roads	Parks	PUD (Planned Unit Development)	R-1A/R-1B
	Highways/Ramps			R-2

Map Document: (G:\GIS\Project_Files\Vacinity Map - 8 x 11 P.mxd) 10/01/2015 - 01:31:18 PM

Nov 15-142F – Nebo Hill Estates 6th Plat

Attachment C - Site Plan Map



Map Document: (G:\GIS\Project_Files\Vacinity Map - 8 x 11 P.mxd) 10/01/2015 - 04:19:18 PM

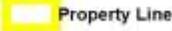
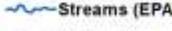
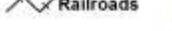
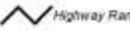


Planning & Zoning Department



1 inch = 400 feet
1 inch = 0.08 miles

LEGEND

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