





# Report to Planning & Zoning Commission

Clay County, Missouri

## General Information

**Site Location:** approx. SW corner of NE 164<sup>th</sup> St. and C Hwy  
Section 24 | Township 53 | Range 32

**Site Size:** 39.10± Acres  
**Existing Landuse & Zoning:** Agricultural (AG)

**Zoning/Platting History:** None

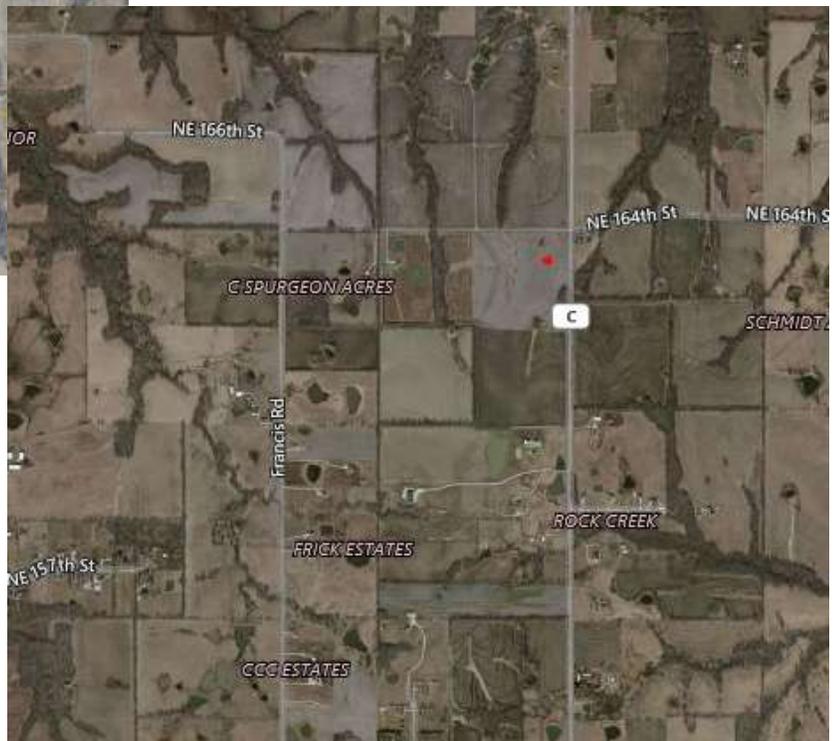
### Surrounding Landuse & Zoning:

- North – Agricultural (AG) zoned land
- East – Agricultural (AG) zoned land
- South – Agricultural (AG) & Residential Rural (R-1) zoned land
- West – Agricultural (AG) zoned land & Residential Rural (R-1) zoned land

### Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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## Assessment

Christopher and Patricia Higgins are requesting **Final Plat** approval for Bledsoe Downs, 39.10+ acres located at approximately the southwest corner of NE 164<sup>th</sup> Street and C Highway.

The Higgins wish to split this parcel into two lots with the desire to sell the lots.

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

Agricultural (AG) zoned property is each direction of the property. Residential Rural (R-1) zoned Districts are to the south and 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 and adjacent property owners were notified within the mandated 1,000 foot distance by means of a letter dated June 24, 2016.

### **Outside Agency Review**

The Public Water Supply District No. 6 (PWSD #6) has indicated they currently have a water main along C Highway and NE 164<sup>th</sup> Street capable of serving both residential lots.

The Clay County Highway Department has noted NE 188<sup>th</sup> Street is a chip and seal surface road. Both lots can obtain driveway access from NE 164<sup>th</sup> Street.

MoDOT has no issues with all access entrances to come from NE 164<sup>th</sup> Street. New pavement and shoulders are in the planning process for this area of C Highway.

The Clay County Public Health Center has given preliminary and final approval.

The Smithville Area Fire Department 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.

## Findings

Road Impact Fees (*RIF*) are required for the 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.

## Recommendations

Staff recommends the **Final Plat** of Bledsoe Downs 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.



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Clay County, Missouri

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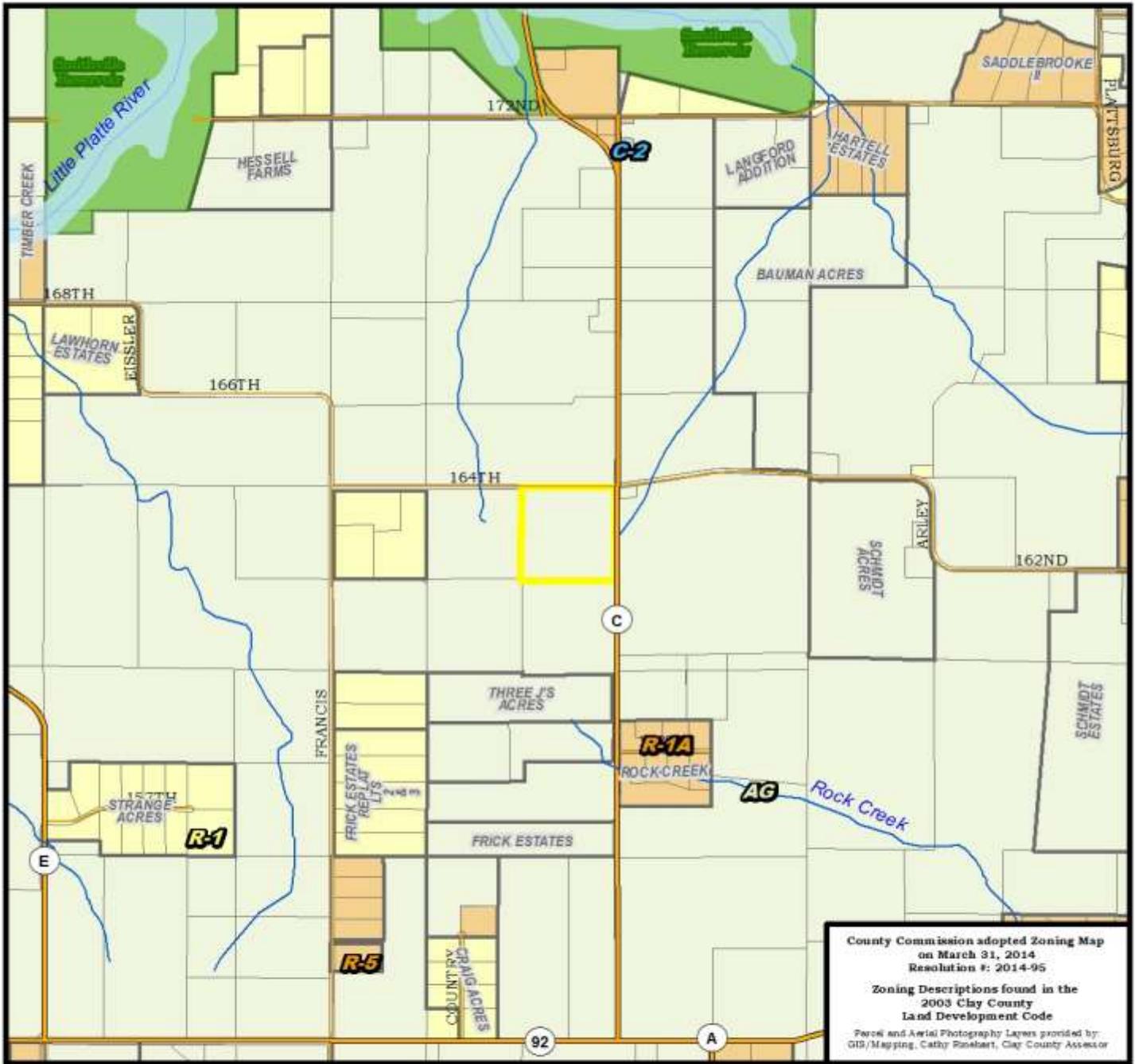
2. The following additions or corrections to the recording copies of the final plat:

- a. **ADD:** To Lot 1-50' Building Line along C Highway
- b. **ADD:** Flood Hazard Area & Reference FEMA Flood Insurance Rate Map No. Date: August 3, 2015



# July 16-122F – Bledsoe Downs

## 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 Rosehart, Clay County Assessor

Map Document (G:\GIS\Project\_Files\vacancy Map - 8 s 11 P.mxd) 08/29/2016 02:05:10 PM

**Planning & Zoning Department**

**LEGEND**

<ul style="list-style-type: none"> <li><span style="border: 1px solid yellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Property Line</li> <li><span style="color: blue; font-weight: bold;">~</span> Streams (EPA)</li> <li><span style="color: blue; font-weight: bold;">=</span> Railroads</li> </ul>	<p><b>Roads</b></p> <ul style="list-style-type: none"> <li><span style="color: blue; font-weight: bold;">=</span> Interstates</li> <li><span style="color: orange; font-weight: bold;">=</span> State Highways</li> <li><span style="color: yellow; font-weight: bold;">=</span> Local Roads</li> <li><span style="color: orange; font-weight: bold;">=</span> Highway Ramps</li> </ul>	<ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subdivisions</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 2016 City Limits</li> <li><span style="background-color: green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parks</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> County Boundaries</li> </ul>	<p><b>Zoning Districts</b></p> <ul style="list-style-type: none"> <li><span style="background-color: red; width: 15px; height: 10px; margin-right: 5px;"></span> C-1</li> <li><span style="background-color: blue; width: 15px; height: 10px; margin-right: 5px;"></span> C-2</li> <li><span style="background-color: purple; width: 15px; height: 10px; margin-right: 5px;"></span> C-3</li> <li><span style="background-color: yellow; width: 15px; height: 10px; margin-right: 5px;"></span> R-1</li> <li><span style="background-color: orange; width: 15px; height: 10px; margin-right: 5px;"></span> R-1A/R-5</li> <li><span style="background-color: pink; width: 15px; height: 10px; margin-right: 5px;"></span> R-1B/RU</li> <li><span style="background-color: lightblue; width: 15px; height: 10px; margin-right: 5px;"></span> R-3</li> <li><span style="background-color: lightgreen; width: 15px; height: 10px; margin-right: 5px;"></span> F-1</li> <li><span style="background-color: lightpurple; width: 15px; height: 10px; margin-right: 5px;"></span> F-2</li> <li><span style="background-color: lightyellow; width: 15px; height: 10px; margin-right: 5px;"></span> OP</li> </ul>
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# July 16-122F – Bledsoe Downs

## 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 Rishart, Clay County Assessor

Map Document: G:\GIS\Project\_Files\Vicinity Map - 8 x 11 P.mxd  
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**Planning & Zoning Department**

**LEGEND**

Property Line	Roads	Subdivisions
Streams (EPA)	Interstates	2016 City Limits
Railroads	State Highways	Parks
	Local Roads	County Boundaries
	Highway Ramps	