



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approx. 12104 & 12318 N Stark Ave
 Section 15 | Township 52 | Range 32

Site Size: 59.26± Acres

Existing Landuse & Zoning: Agricultural (AG) - Lots 2 & 3;
 Residential Ranchette District (R-5) - Lots 1 & 4

Zoning/Platting History: Rezoning to Residential Ranchette District (R-5) ONLY
 Lots 1 and 4, approved 5/21/12, Res#2012-196;
 Preliminary Plat-Res#2012-197

Surrounding Landuse & Zoning:

- North – Agricultural (AG) Zoned Land, Replat Millen Subdiv (R-1A), Millen Subv (AG), Providence Baptist Church (R-1 & AG)
- East – Agricultural (AG) Zoned Land
- South – Agricultural (AG) Zoned Land, City of Kansas City [1/4 mile]
- West – Ballybrook Estates (R-1A), Cornerstone Valley (R-1A)

Current Conditions:

Existing Property Lines = **YELLOW** | Subject Property = **Square Red Hatch**



Courtesy Clay County Assessor GIS/Mapping

Courtesy Microsoft® Bing™





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Assessment

Robert (Bob) and Adam Ferrell are requesting **Final Plat** approval for Ferrell Estates approximately 59.26± acres located at approximately 12104 and 12318 N Stark Avenue.

The property owners would like to divide the land to create two (2) new single-family dwelling lots (Lots 2 and 3).

Character of the General Neighborhood

Agricultural (AG) zoned property is in each direction of the property with the exception to the West, where the subdivision Ballybrook Estates (R-1A) rests. Providence Baptist Church, a major place of worship, lies directly to the north of the subject request [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*.

Standard side and rear setbacks and height restrictions apply to all other aspects of this application. 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 June 19, 2012.

Outside Agency Review

The Clay County Highway Department noted the road alignment sight distance to the ingress/egress easement has been adjusted to allow applicable sight distance restrictions which were part of the preliminary plat.

The Clay County Health Department has given final approval. The Public Water Supply District No. 6 of Clay County presently provides water service for the property, and will be able to provide water service for the additional two lots. The Smithville Fire District serves the 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. Platte-Clay Electric presently serves the property and has the necessary facilities to serve the request.

The Corps of Engineers has not submitted a review of the final plat as of the writing of this report.

The Clay County Soil and Water Conservation District inspected the existing pond structures. Structure A (Lot 3) is a government pond which was built in the year 2005 or 2006. Structure A (Lot 3) is in very good condition. Structure B (Lot 2) is in fair condition, is an insignificant small pool with very small drainage and usually low on water, often dry. Both structures are classified as a low hazard class (a).

Findings

Due to the existence of a subdivision called Ferrell Estates, which is located to the north along N Stark Ave. Staff is requesting that the name of the subdivision be changed to *Providence Hills Estates* per the applicant's suggestion.

A shared driveway agreement will need to be in place at the time of Final Plat recording. Emergency addressing (911 signage) should be in place when a new residence is built on Lot 2 or 3. Owners of the lots shall maintain both driveway and 911 signs.



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Road Impact Fees (*RIF*) are not required for proposed Lots 1 and 4 as they occupy existing single family residences. However, RIF will be required for the 2 additional lots generated and must be paid prior to the recording of the final plat. The estimated 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

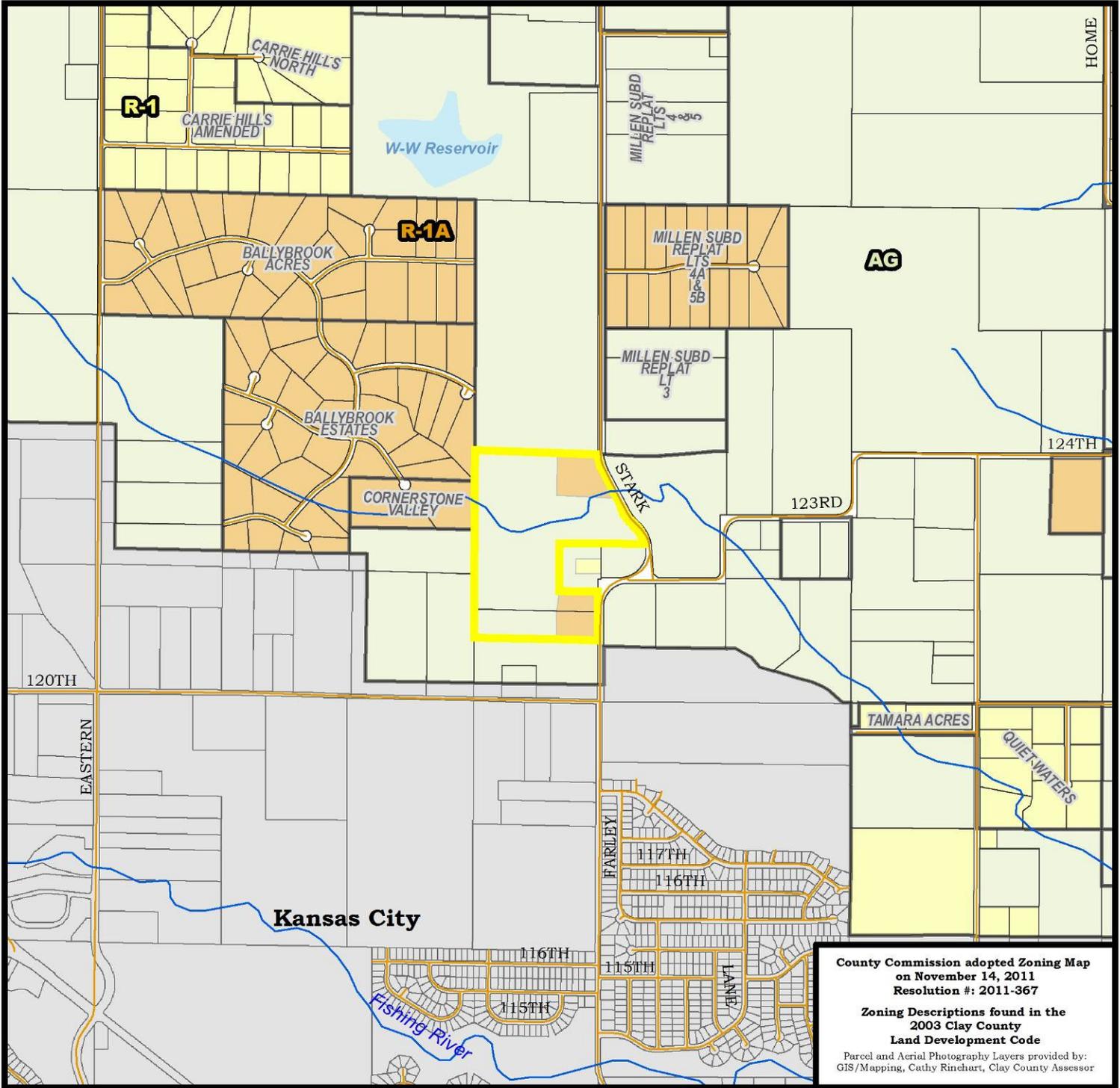
Staff recommends the **Final Plat of Ferrell Estates (to be renamed to Providence Hills Estates)** be **approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Road Impact Fee (*RIF*) agreement recorded and fees paid for Lots 2 and 3 prior to the recording of the final plat.
2. A shared driveway agreement will need to be in place at the time of Final Plat recording.
3. Emergency addressing (911 signage) should be in place when a new residence is built on Lot 2 or 3. Owners of the lots shall maintain both driveway and 911 signs.
4. 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.
5. The following changes to the recording copies of the Final Plat:
 - a. Change the name of the subdivision to *Providence Hills Estates*

July 12-109F - Ferrell Estates

Attachment B - Existing Conditions Map



County Commission adopted Zoning Map on November 14, 2011
Resolution #: 2011-367

Zoning Descriptions found in the 2003 Clay County Land Development Code

Parcel and Aerial Photography Layers provided by: GIS/Mapping, Cathy Rinchart, Clay County Assessor

Planning & Zoning Department



1 inch = 1,500 feet
 1 inch = 0.28 miles

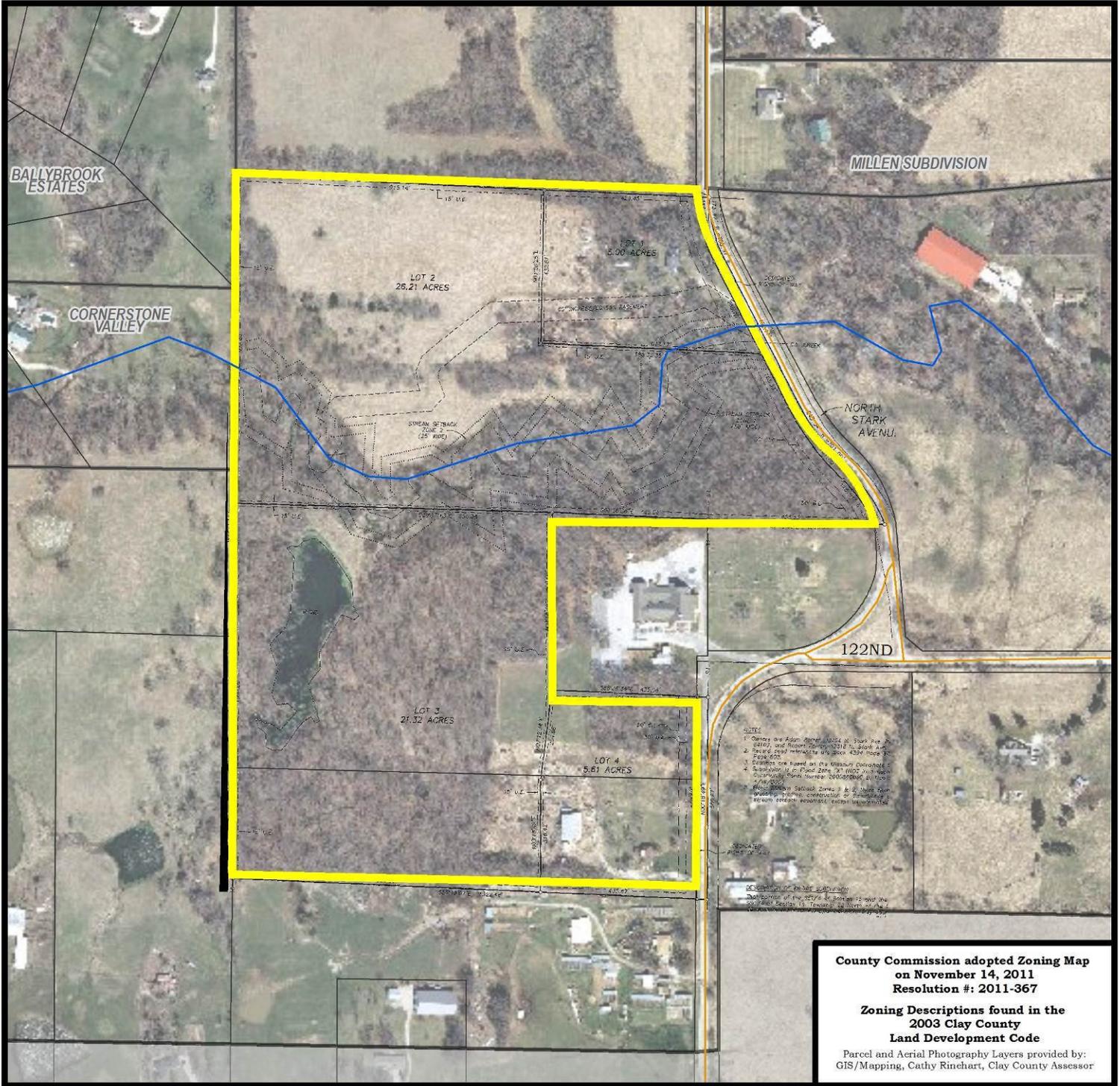
LEGEND

- | | | | | | |
|---------------|----------------|--------------------------------|-------------------|------------------|-----|
| Property Line | Roads CLASS | Overlay Districts | Subdivisions | Zoning Districts | C-1 |
| parcel | Interstates | CD (Conservation District) | County Boundaries | AG | C-2 |
| Streams (EPA) | State Highways | PUD (Planned Unit Development) | 2011 City Limits | R-1 | C-3 |
| Railroads | Local Roads | | Parks | R-1A | I-1 |
| | Highway Ramps | | | R-1B | I-2 |
| | | | | R-3 | OP |
| | | | | R-5 | |

Map Document: (G:\GIS\Project_Files\Vacinity Map - 8 x 11 P.mxd) 06/26/2012 -- 04:12:12 PM

July 12-109F - Ferrell Estates

Attachment C - Site Plan Map



County Commission adopted Zoning Map on November 14, 2011
Resolution #: 2011-367

Zoning Descriptions found in the 2003 Clay County Land Development Code

Parcel and Aerial Photography Layers provided by: GIS/Mapping, Cathy Rinchart, Clay County Assessor

Map Document: (G:\GIS\Project_Files\Vacinity Map - 8 x 11 P.mxd) 06/27/2012 -- 04:05:18 PM



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1 inch = 400 feet
1 inch = 0.08 miles

LEGEND

<ul style="list-style-type: none"> Property Line parcel Streams (EPA) Railroads 	<p>Roads CLASS</p> <ul style="list-style-type: none"> Interstates State Highways Local Roads Highway Ramps 	<p>Overlay Districts OVERLAY</p> <ul style="list-style-type: none"> CD (Conservation District) PUD (Planned Unit Development)
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- Subdivisions
- County Boundaries
- 2011 City Limits
- Parks