



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 14720 WHB Road
Section 34 | Township 53 | Range 32

Site Size: 5.00+ Acres

Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North – Agricultural (AG) zoned land, 92 Highway, Smithville Lake Reservoir
- East – Agricultural (AG) zoned land, Lakeridge Meadows (AG), Cambridge Estates (R-1A), Sterling Meadows (R-1A)
- South – Agricultural (AG) zoned land, Green Pasture (R-1A)
- West – Agricultural (AG) zoned land, Smithville Lake Reservoir

Current Conditions:



Courtesy Clay County Assessor, GIS/Mapping



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Courtesy Microsoft® Bing™



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Assessment

Jim and Cathy Graham, Trustees of the Cathy J. Graham Trust are requesting **Final Plat** approval for Maharg Ridge 5.00+ acres located at approximately 14720 WHB Road.

The Grahams wish to split off the subject 5.00+ acres with the existing outbuilding from the remaining 93.02± acres of the farm so that their son may build 1 single-family residence.

Character of the General Neighborhood

Agricultural (AG) zoned property is each direction of the property with R-1 and R-1A zoned subdivisions to the east, south and west. The Smithville Lake Reservoir is to the North 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.*

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 February 14, 2013.

Outside Agency Review

The Clay County Highway Department has noted the existing driveway of Collins Road meets specifications for the Manual on Uniform Traffic Control Devices (MUTCD) requirements and Clay County Highway Department standards. The road surface of WHB Road is asphalt surfacing.

The Clay County Health Department has given final approval. The Public Water Supply District No. 9 indicated they can provide water service to the subject request. The Smithville 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 not required for Lot 1 as a waiver request for a family member was approved by the Clay County Highway Department. However, the waiver is not lastly approved until the Planning & Zoning Commission and County Commission approve.

Recommendations

Staff recommends the **Final Plat** of Maharg Ridge be **approved**, with the following conditions as shown on Exhibit A.

Exhibit A

1. Lot 1 is subject to Road Impact Fees (RIF) unless the waiver is approved by Planning & Zoning Commission and County Commission.



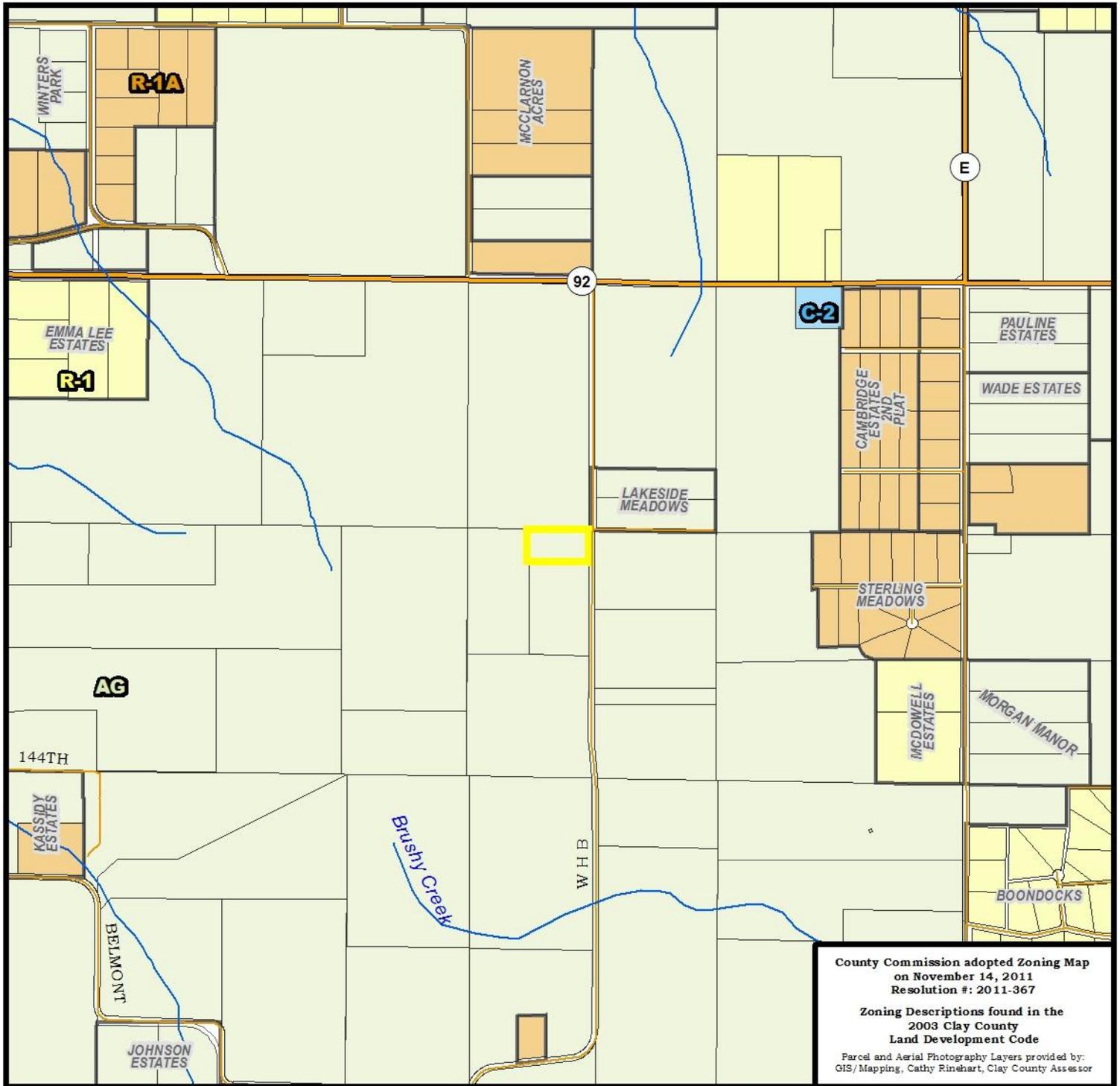
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2. Any future structures will need to have building plans submitted and approved by the fire district before a building permit will be issued, and then prior to a Certificate of Occupancy being issued a letter of compliance is required from the fire district.
3. The existing pond structure will need to be inspected by the Natural Resources Conservation Service, "NRCS" (formerly the U.S. Soil Conservation Service/Clay County Soil and Water Conservation District), if not found to be in good condition repairs will need to be done before the recording of the Final Plat.

March 14-105F – Maharg Ridge

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 Rinehart, Clay County Assessor

Planning & Zoning Department



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

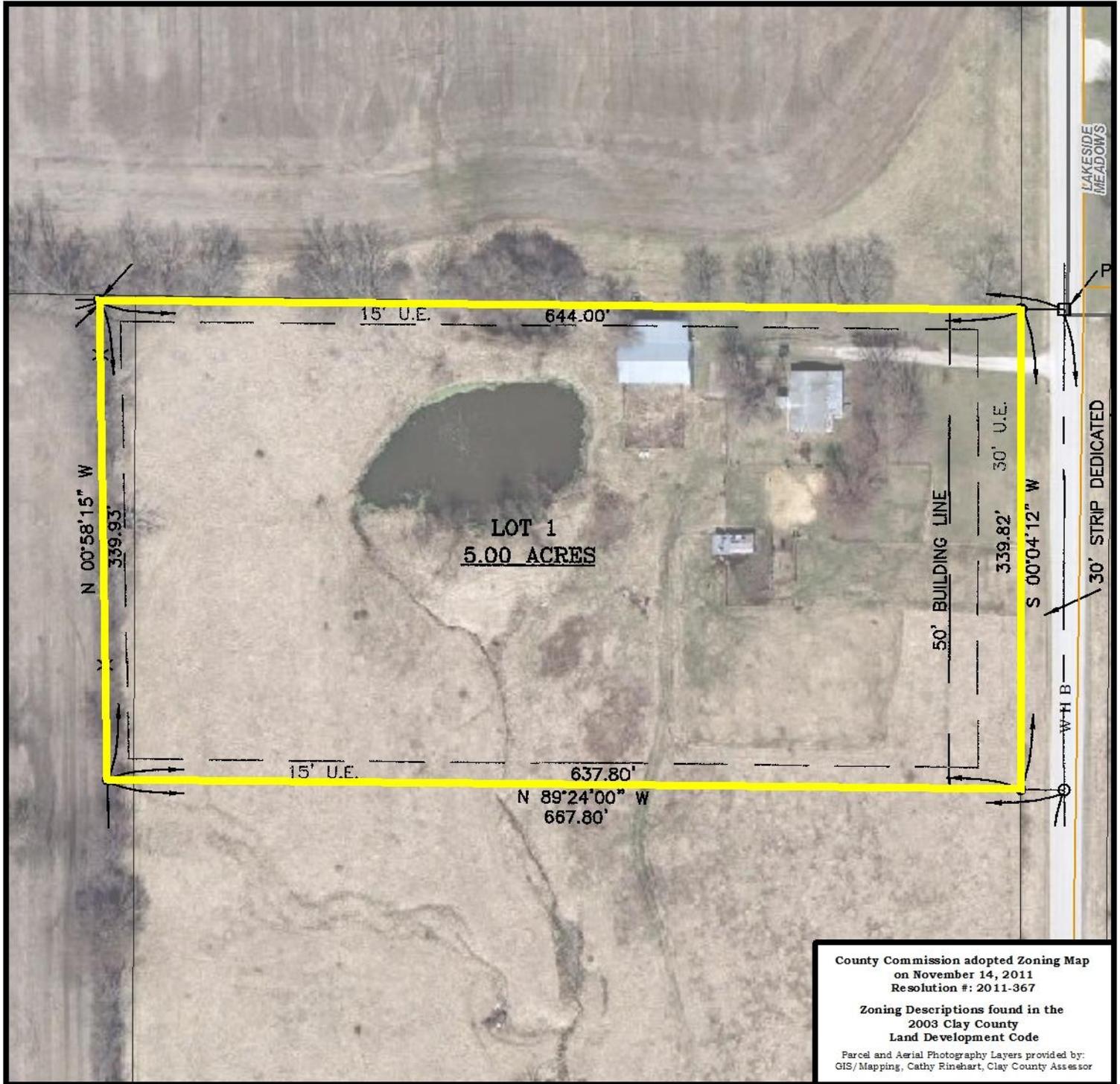
LEGEND

- | | | | | | | | |
|---------------|-------------------|-----------|-------------|------------------|--------------------------------|----------|-----|
| Property Line | Streams (EPA) | Railroads | Interstates | Subdivisions | CD (Conservation District) | AG | C-1 |
| Highways | State Highways | Parks | Local Roads | 2013 City Limits | PUD (Planned Unit Development) | R-1 | C-2 |
| Highway Ramps | County Boundaries | | | | | R-1A/R-5 | C-3 |
| | | | | | | R-1B/RU | I-1 |
| | | | | | | R-3 | I-2 |
| | | | | | | | OP |

Map Document: (G:\GIS\Project_Files\Vacinity_Map - 8 x 11 P.mxd) 02/20/2014 -- 02:48:45 PM

March 14-105F – Maharg Ridge

Attachment C - Site Plan Map



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Planning & Zoning Department

LEGEND

Property Line	Streams (EPA)	Interstates	Subdivisions
Railroads	State Highways	Local Roads	2013 City Limits
Highway Ramps	Parks	County Boundaries	CD (Conservation District)
			PUD (Planned Unit Development)