



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

- Site Location:** approximately 18315 Collins Road
Section 8 | Township 53 | Range 32
- Site Size:** 1.94± Acres
- Existing Landuse & Zoning:** Agricultural (AG)
- Zoning/Platting History:** None
- Surrounding Landuse & Zoning:**
- North - AG zoned land, Holdsworth Commercial Addition 2 (C-2), Majestic View (R-1A)
 - East - Smithville Lake Reservoir
 - South - Smithville Lake Reservoir
 - West - Paradise South (R-1/C-3), Town of Paradise, Smithville Lake Reservoir

Current Conditions:



Courtesy Clay County Assessor, GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

John Callahan, Fire Chief for Smithville Area Fire Protection District ("SAFPD") is requesting **Final Plat** approval for SAFPD STATION NO. 3, 1.94± acres located at approximately 18315 Collins Road.

SAFPD wishes to rezone the subject property so as to locate a new fire station to better serve the east region of their service area.

Character of the General Neighborhood

Agricultural (AG) zoned property is to the north of the property. Smithville Lake Reservoir is to the East, South, and West. The Town of Paradise is to the west and north [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 May 15, 2015.

Outside Agency Review

Clinton County Public Water Supply District No. 4 (PWSD #4) has indicated that domestic water service can be made available" at the subject property, and that "procedures to extend our water main and install a water meter ... have begun".

The Clay County Highway Department in an email correspondence dated May 4, 2015 "agrees and accepts the plat [SAFPD STATION NO. 3]". The road surface of Collins Road is asphalt.

The Clay County Health Department has given preliminary and final approval. The Smithville Fire Department serves this property. Future construction will need to comply with their fire protection codes. Any building plans must be submitted and approved by the fire district before a building permit may be issued, and then prior to a Certificate of Occupancy being issued a letter of compliance is required from the fire district.

Findings

No Road Impact Fees (*RIF*) are required due to the fact that the subject request is not creating any new tracts.

The subject request is currently going through stormwater engineering review process by the County's consulting engineer, Shafer, Kline, & Warren ("SKW"). In a letter dated May 19, 2015, SKW stated after an initial review they have "no issue with proceeding toward final approval. This does not mean that the applicants can obtain a building permit, but it does mean that our subsequent comments can be addressed such that approval is possible from the standpoint of our engineering review".

No opposition has been received at the time of this writing.



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Recommendations

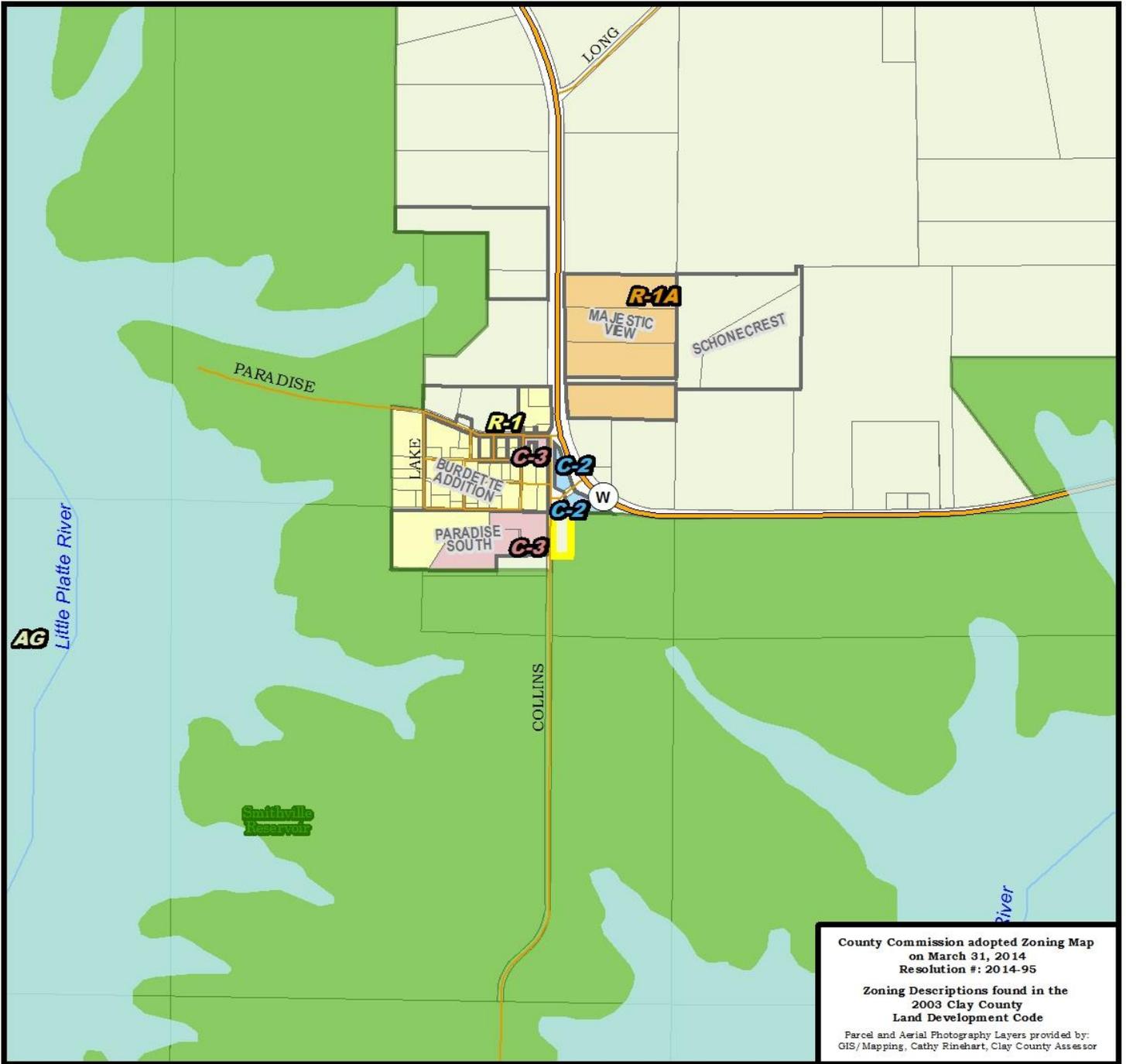
Staff recommends the **Final Plat** of **SAFPD STATION NO. 3** be **approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Any future structures will need to have building plans submitted and approved by the fire district prior to a building permit being issued, and then a letter of compliance from the fire district prior to a Certificate of Occupancy being issued.
2. Extension of a 4" water line must be completed and approved prior to the issuance of any building permit requiring water service.
3. Implement the County's Consultant Engineer recommendations.
4. The following corrections to the recording copies of the Final Plat:
 - a. ADD: Collins Rd C/L
 - b. CHANGE: 10' U.E. along street frontage to 20' U.E. (west property line)
 - c. CHANGE: 30' B/L to 25' B/L
 - d. REMOVE: 10' U.E. along south property line
 - e. REMOVE: "ASPHALT SURFACE-GOOD CONDITION" text
 - f. REMOVE: "STOP AHEAD" text and graphics
 - g. CHANGE: "LICENCE" to "LICENSE" in dedication/signature block

June 15-116F – SAFPD Station No.3

Attachment B - Existing Conditions Map



County Commission adopted Zoning Map on March 31, 2014
 Resolution #: 20 14-95

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

Map Document: (C:\GIS\Project_Files\Vacinity Map - 8 x 11 P.mxd) 05/27/2015 -- 11:35:18AM

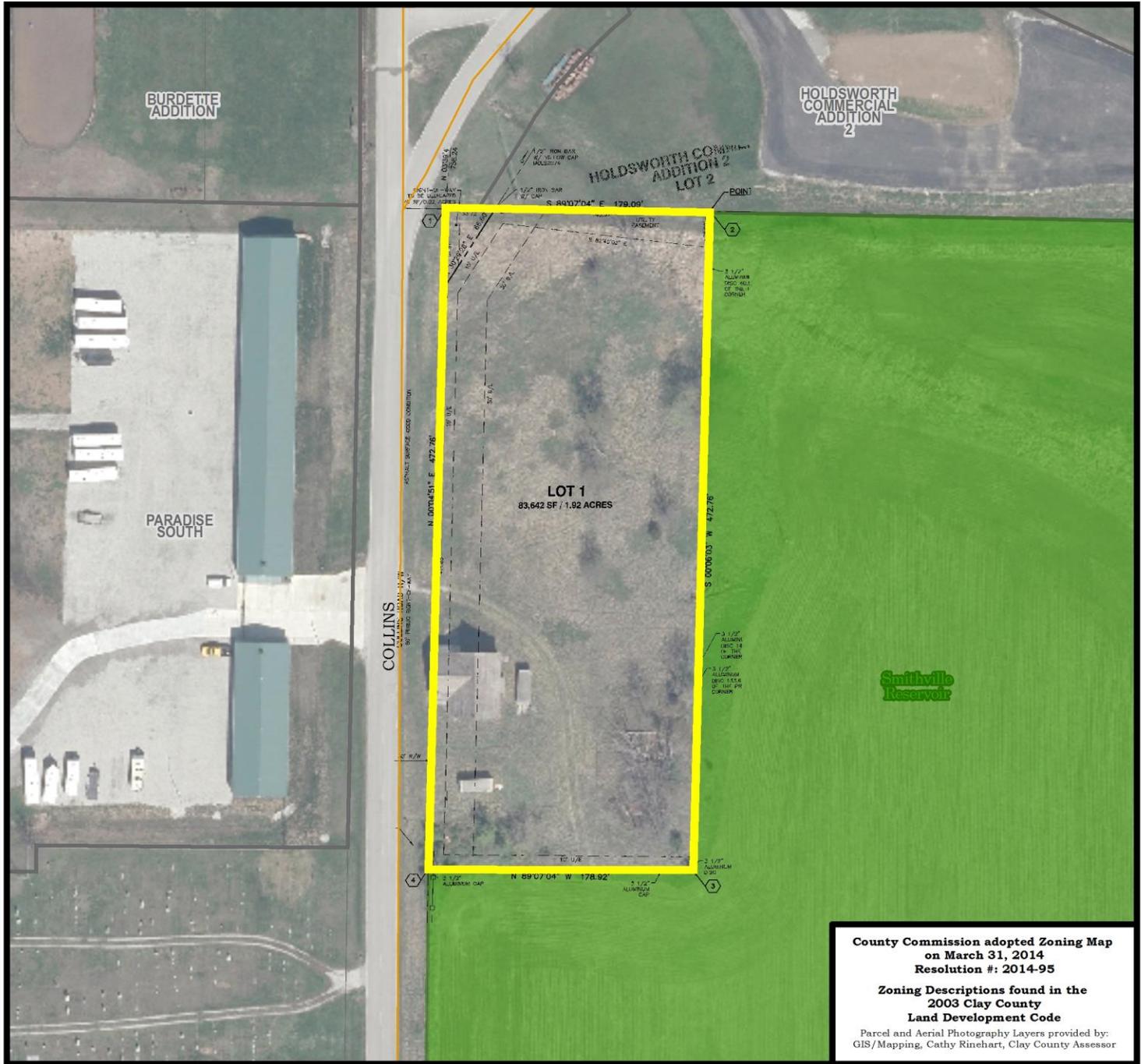
Planning & Zoning Department

LEGEND

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

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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 Rinehart, Clay County Assessor

Map Document: (G:\GIS\Project_Files\Vacinity Map - 8 x 11 P.mxd) 05/27/2015 -- 11:51:18AM

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1 inch = 100 feet
1 inch = 0.02 miles

LEGEND

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