



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 24205 NE 136th Terrace
Section 5 | Township 52 | Range 30

Site Size: 5.78± Acres

Existing Landuse & Zoning: Residential Low Density District (R-1A)

Zoning/Platting History: RZ – Rose Acres, Res. #2006-163, 5/22/06; Prelim. Plat – Res. #2006-164, 5/22/06; Final Plat – Res.# 2006-214, 6/26/06; Recorded, 7/17/06.

Surrounding Landuse & Zoning:

North – Helt Acres (R-1A), Residential Rural (R-1) & Agricultural (AG) zoned land

East – Bear Oak Hills (R-1A), Romayne Gardens (R-1), Timber Loft (R-1B), City of Excelsior Springs

South – Agricultural (AG) zoned land, City of Excelsior Springs

West – Rose Acres-Lot 1 (R-1A), Rhodus Farms Replat Lot 1, Lot 1A (RU/AG), Agricultural (AG) zoned land, Midwest National Air Center, City of Kearney

Current Conditions:



Courtesy Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Michael and Suzanne Phillips are requesting **Final Plat** approval for Rose Acres Second Plat, 5.78 acres located at approximately 24205 NE 136th Terrace.

The Phillips presently own Lots 2 and 3 of Rose Acres with Lot 3 having an existing farm building. They desire to build their home on Lot 3 but have run into difficulties of locating an acceptable site for their septic system solely on Lot 3 of Rose Acres. The solution for the Phillips is to combine Lots 2 and 3 into one larger lot so that the septic system discharges on the same lot as the buildings it serves.

Character of the General Neighborhood

Agricultural (AG) zoned property are to each direction of the property. R-1A zoned subdivisions are to the north and east. R-1 subdivisions are to the north and east. The City of Kearney and the Midwest National Air Center are to the west. The City of Excelsior Springs is to the south and east 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 18, 2015.

Outside Agency Review

The Clay County Highway Department has noted the driveway will pass for sight distance specifications for the Manual on Uniform Traffic Control Devices (MUTCD) requirements and Clay County Highway Department standards.

The Clay County Health Department has final approval. The Public Water Supply District No. 8 has indicated they can provide water service for the lot. The Fishing River Fire Department serves this property.

Findings

Road Impact Fees (*RIF*) are not required for this plat as there are no additional lots involved.

Recommendations

Staff recommends the **Final Plat** of Rose Acres Second Plat **be approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. The Resolution of Vacation for the existing 15' wide utility easements within Lots 2 and 3 of Rose Acres recorded before recording of the Final Plat (Case No. July 15-129V).
2. The following corrections to the recording copies of the Final Plat:
 - a. ADD: a subtitle of (A Replat of Lots 2 and 3 Rose Acres)
 - b. ADD: Hatching to the exact area of the U.E. vacation.



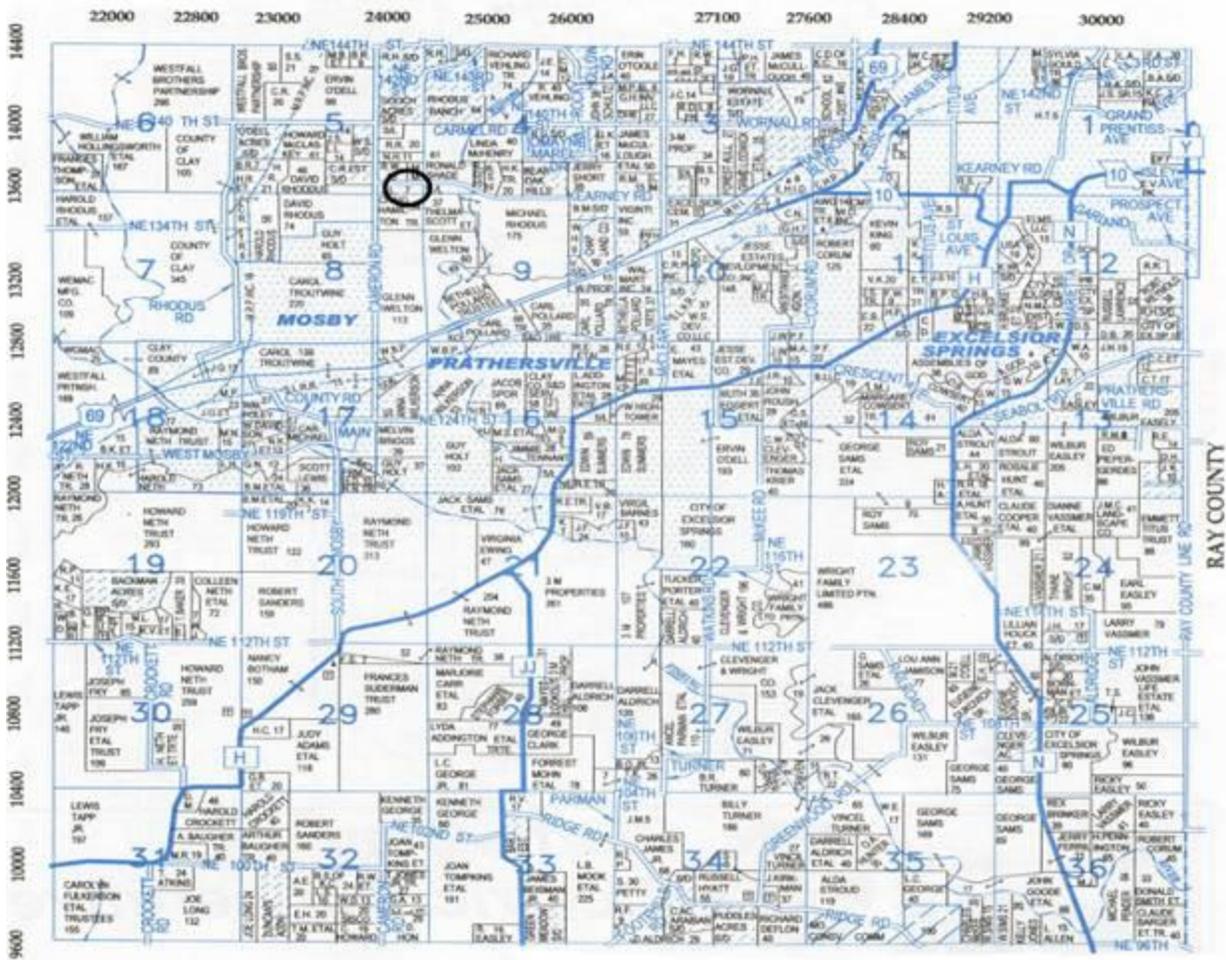
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Attachments

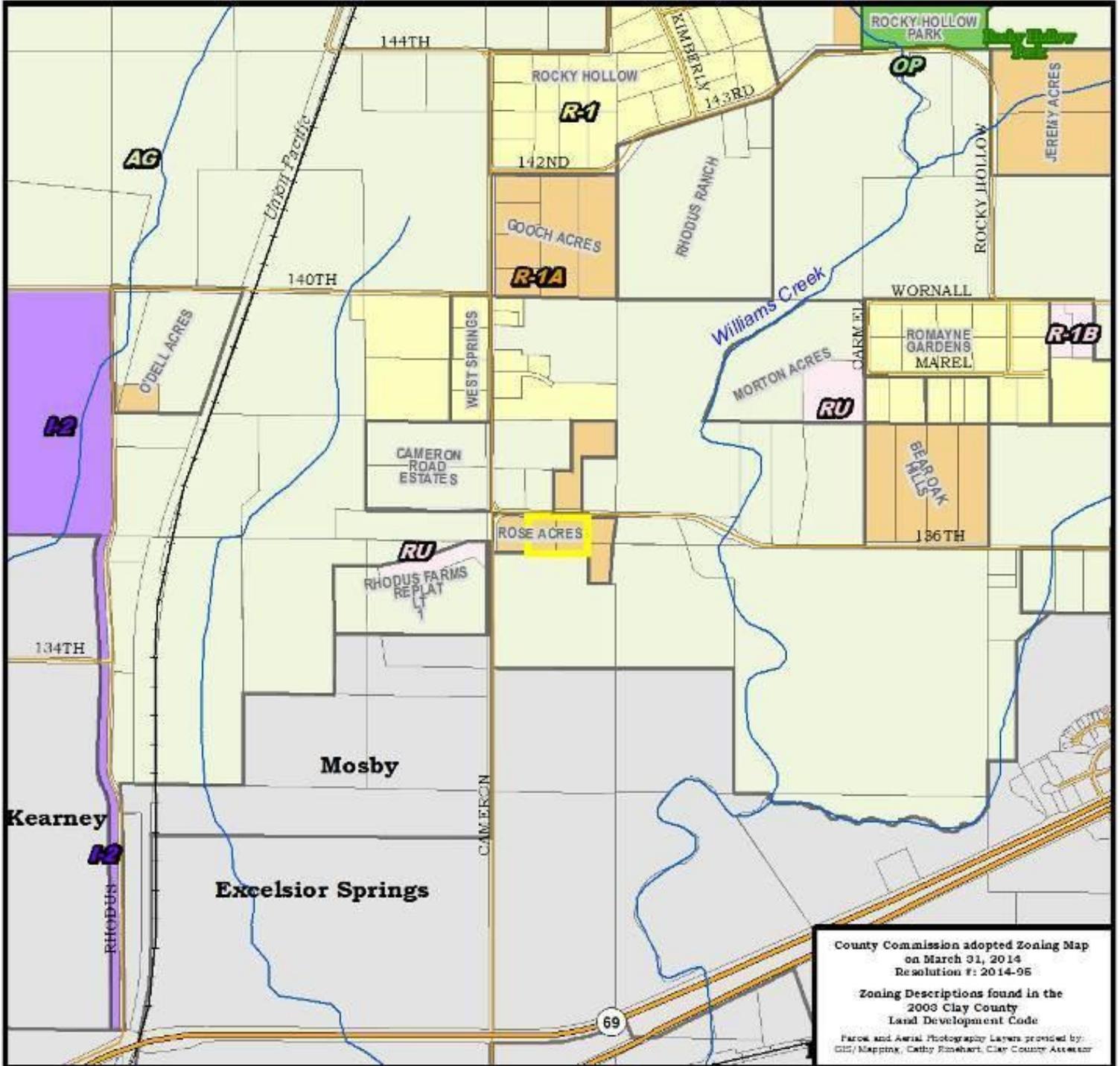
July 15-128F – Rose Acres Second Plat Attachment A - Vicinity Map

TOWNSHIP 52N • RANGE 30W



July 15-128F – Rose Acres Second 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 Enehart, Clay County Assessor

Map Document: I:\GIS\Project_Files\Zoning_Map - 8 x 11 P.mxd; 06/23/2015 10:23:10 AM

Planning & Zoning Department

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

LEGEND

<ul style="list-style-type: none"> Property Line Streams (EPA) Railroads 	<p>Roads</p> <ul style="list-style-type: none"> Interstates State Highways Local Roads Highway Ramps 	<ul style="list-style-type: none"> Subdivisions City Limits Parks County Boundaries 	<p>Overlay Districts</p> <ul style="list-style-type: none"> CD (Conservation District) POD (Preservation Overlay District) PUD (Planned Unit Development)
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<p>Zoning Districts</p> <ul style="list-style-type: none"> AG R-1 R-1A/R-1B R-1B/RU R-3 	<ul style="list-style-type: none"> C-1 C-2 C-3 I-1 I-2 OP
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July 15-128F – Rose Acres Second Plat

Attachment C - Site Plan Map



Map Document: (G:\GIS\Project_Files\Vacinity Map - 8 x 11 Fmwd) 06/23/2015 -- 02:47:18PM

Planning & Zoning Department



1 inch = 100 feet
1 inch = 0.02 miles

LEGEND

<ul style="list-style-type: none"> Property Line Streams (EPA) Railroads 	<p>Roads</p> <ul style="list-style-type: none"> Interstates State Highways Local Roads Highway Ramps 	<ul style="list-style-type: none"> Subdivisions City Limits Parks County Boundaries
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