





# Report to Planning & Zoning Commission

Clay County, Missouri

## General Information

**Site Location:** approximately 16821 NE 184<sup>th</sup> Street  
 Section 10 | Township 53 | Range 31

**Site Size:** 10.03 ± acres

**Existing Landuse & Zoning:** Agricultural (AG)

**Zoning/Platting History:** None

**Surrounding Landuse & Zoning:**

- North -Agricultural (AG), Residential Rural & Low-Density (R-1A & R-1) zoned land
- East -Agricultural (AG) & Residential Rural & Low-Density (R-1 & R-1A) zoned land
- South -Agricultural (AG) & Residential Rural (R-1) zoned land, the City of Kearney(1½ miles)
- West -Residential Rural (R-1) & Agricultural (AG) zoned land

## Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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## Assessment

James and Edna Thompson are requesting **Final Plat** approval for Thompson Ridge, approximately 10.03± acres located at approximately 16821 NE 184<sup>th</sup> Street.

The Thompsons wish to split this parcel into two lots: Lot 2 has an existing farmhouse, detached garage, and shed (16821 NE 184<sup>th</sup> Street); Lot 1 has no existing structures and their desire is for their Son to build on this lot.

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

Agricultural (AG) and Residential Rural (R-1) zoned property is each direction of the property. 33 Highway borders the unplatted 67±acre Agricultural (AG) zoned southeast portion of the Thompson property, Residential Rural Density (R-1A) land is also to the east. The City of Kearney is about 1 and ½ miles to the south 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 November 13, 2015.

### **Outside Agency Review**

The Public Water Supply District No. 3 (PWSD #3) has indicated water is available for Thompson Ridge Lot 1 upon request.

The Clay County Highway Department has noted Thompson Ridge meets the specifications for the Manual on Uniform Traffic Control Devices (MUTCD) requirements and Clay County Highway Department standards for driveway requirements. The road surface of NE 184<sup>th</sup> Street is an asphalt surfacing. An Application for Waiver of Road Impact Fees (RIF) was submitted and has been approved by the Highway Department.

The Clay County Health Department has given preliminary and final approval. The Holt Fire Department serves this property.

## 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 and Zoning Commission and the County Commission have approved.

## Recommendations

Staff recommends the **Final Plat** of Thompson Ridge be **Approved**, with the following conditions as shown on Exhibit A:

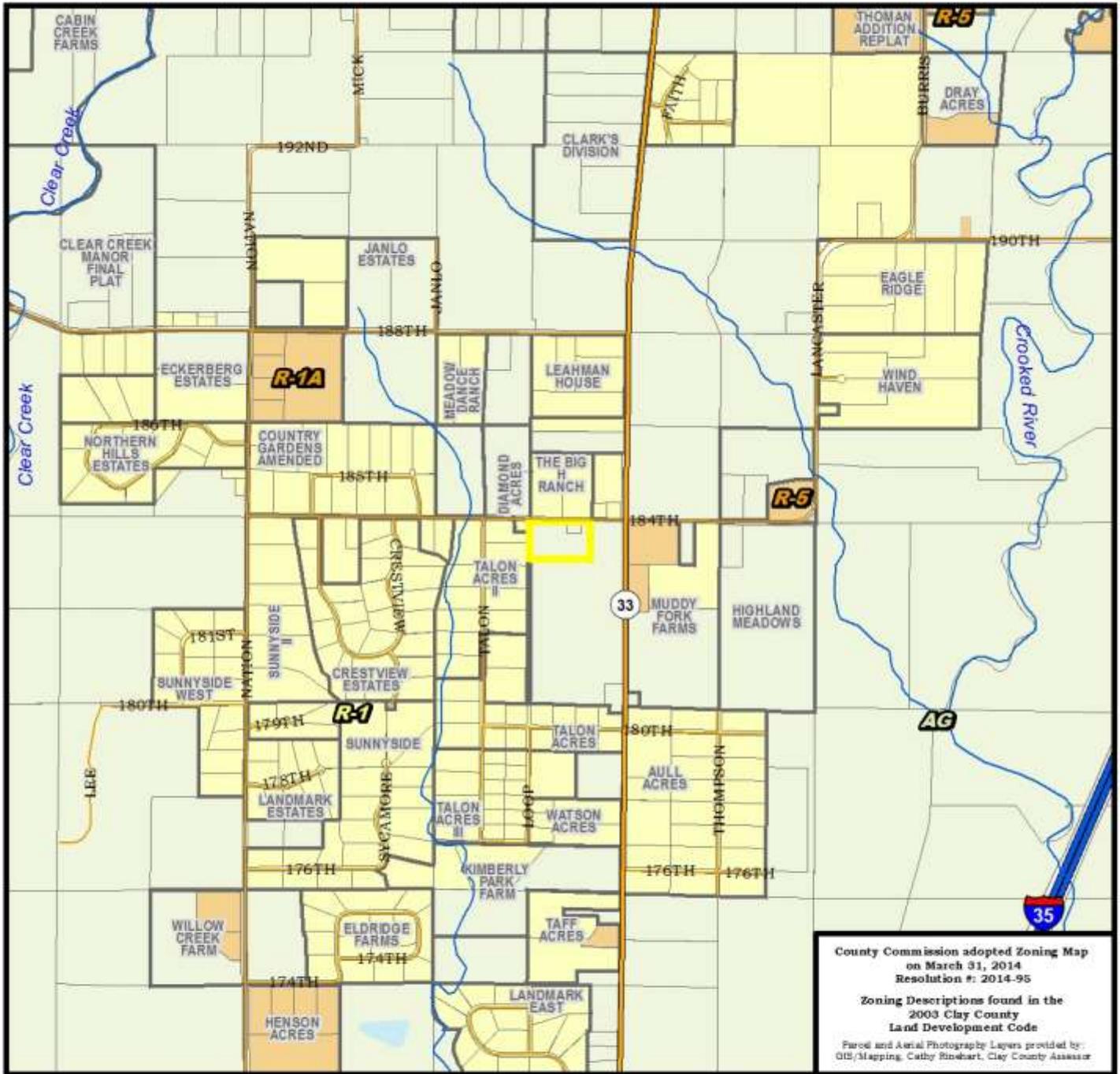
### **Exhibit A**

1. Lot 1 is subject to Road Impact Fees (RIF) fees unless the waiver is approved by the Planning and Zoning Commission and the County Commission.
2. The following corrections to the recording copies of the Final Plat:
  - a. CHANGE: 857.37 feet in legal description ---to **854.37 feet**



# Dec 15-144F – Thompson Ridge

## 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 Rinehart, Clay County Assessor

Map Document: G:\GIS\Project\_Files\Acinity Map - 8 x 11 P.mxd  
 11/24/2015 - 10:36:10 AM



**Planning & Zoning Department**



1 inch = 2,000 feet  
1 inch = 0.38 miles

**LEGEND**

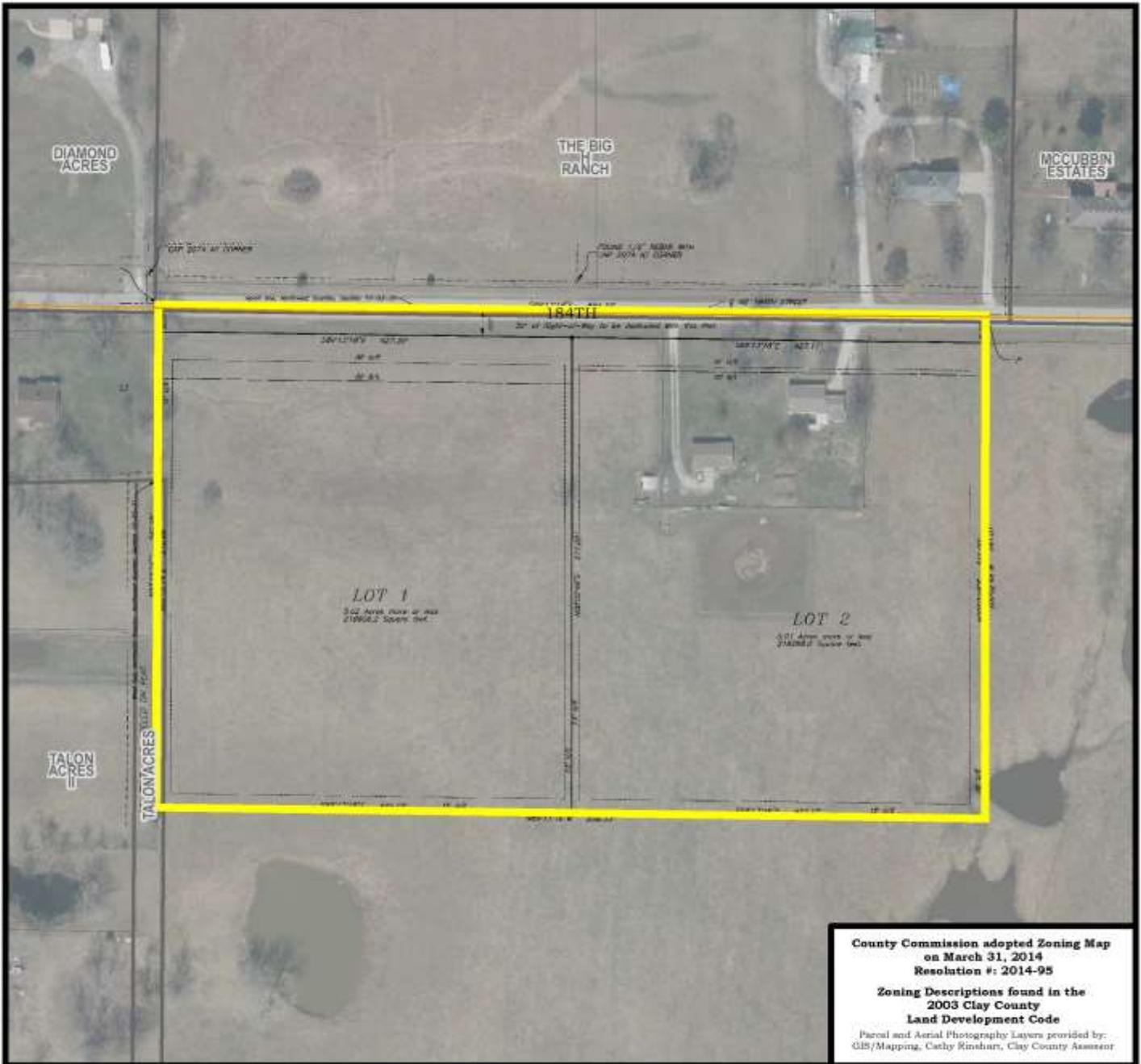
Property Line	Streams (EPA)	Railroads	Interstates	State Highways	Local Roads	Highway Ramps	Subdivisions	City Limits	Parks	County Boundaries
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**Zoning Districts**

AG	C-1
R-1	C-2
R-1A/R-5	C-3
R-1B/RU	I-1
R-2	I-2
	CP

# Dec 15-144F – Thompson Ridge

## Attachment C - Site Plan Map



Map Document: (G:\GIS\Project\_Files\Locality Map - 8 x 11 P.mxd)  
11/24/2015 - 11:27:18 AM

**Planning & Zoning Department**

**LEGEND**

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