



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number February 14-102F

Case Type Final Plat

Project Name Becker Estates

Applicant William Becker
600 Indian Trail Ct.
Smithville, MO 64089-9405

Owners William R. & Valerie L. Becker Trust (**Proposed Lot 1**)
Becker Investment Co.
3611 NE 132nd Street
Smithville, Mo 64089-8991

Daniel W. & Amy V. Becker (**Proposed Lot 2**)
3421 NE 132nd Street
Smithville, Mo 64089

Request **Final Plat** approval of Becker Estates

Application Submittal 2013-12-30

Public Notice Published N/A

Neighbor Letters Sent 2014-01-17

Report Date 2014-01-28

REPORT AUTHOR(S) Debbie Viviano, Planner
Matt Tapp, Director

Recommendation APPROVAL with condition



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General Information

Site Location: 3611 & 3421 NE 132nd Street
Section 7 | Township 52 | Range 32

Site Size: 11.60± Acres

Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North - Agricultural (AG), Residential Low-Density District (R-1A) and Residential Rural District (R-1) Zoned Land, City of Smithville
- East - Agricultural (AG), Residential Rural District (R-1) Zoned Land
- South - Agricultural (AG), Residential Low-Density District (R-1A) Zoned Land, City of Kansas City
- West - Agricultural (AG), Residential Low-Density District (R-1A) and Residential Rural District (R-1) Zoned Land, City of Smithville and City of Kansas City

Current Conditions:

Subject Property Lines = **YELLOW**



Courtesy Cathy Rinehart, Clay County Assessor



Courtesy Microsoft® Bing™



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Assessment

William Becker is requesting **Final Plat** approval for Becker Estates, approximately 11.60± acres located at 3611 and 3421 NE 132nd Street.

The purpose for these requests is to increase the land area for 2 main reasons: 1) the malfunctioning septic system of Lot 1, and 2) for the placement of a new accessory structure on Lot 2. The parcel to the south, east of Lot 2 and west of Lot 1 is 65.59± acres with the existing farmhouse structure and is to be deeded at the time of the recording of the final plat for Becker Estates.

Character of the General Neighborhood

Agriculturally (AG) zoned property is in each direction of the property. Residential Low Density District (R-1A) zoned land is to the north, south and west. Residential Rural District (R-1) Zoned Land is to the north, east and west. The City of Smithville is to the north and west, and the City of Kansas City is to the south and west within the 1-mile coordination tier [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 January 17, 2014.

Outside Agency Review

The Clay County Highway Department has approved the existing driveways. Road Impact Fees (*RIF*) are not required for either lot as they are occupied by existing single family residences.

The Clay County Health Department has given preliminary and final approval. The Public Water Supply District #9 of Clay County already has existing water meters on the property. The Smithville Area Fire District serves the property.

Findings

The parcel to the south, east of Lot 2 and west of Lot 1 is 65.59± acres with the existing farmhouse structure will need to be deeded at the time of the recording of the final plat for Becker Estates.

Recommendations

Staff recommends the **Final Plat** of Becker Estates be **approved**, with the following condition as shown on Exhibit A:

Exhibit A

1. Parcel south, east of Lot 2 and west of Lot 1 noted as 65.59± acres will require a new warranty deed recorded at the time of the recording of the final plat for Becker Estates.



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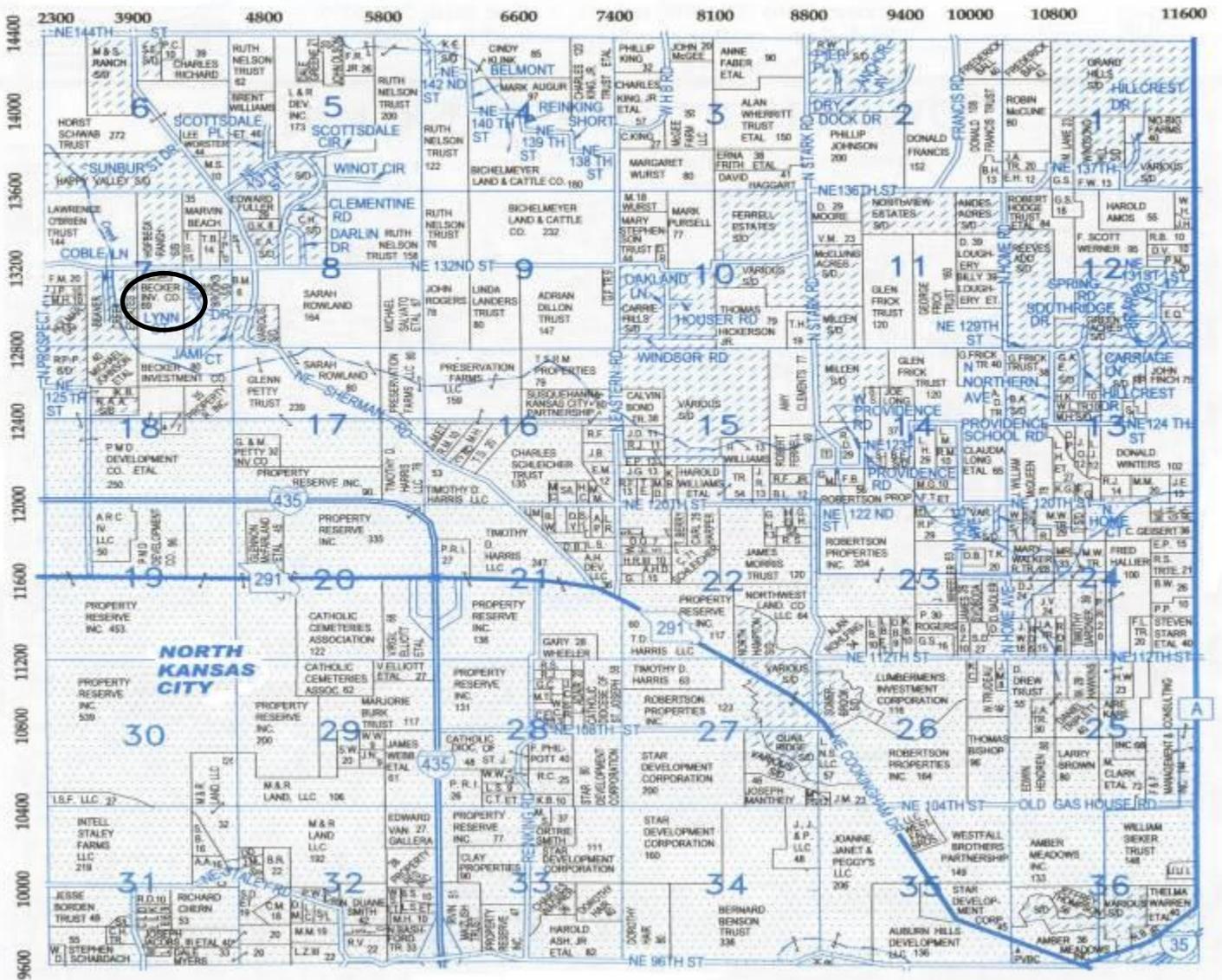
Clay County, Missouri

Attachments

February 14-102F – Becker Estates

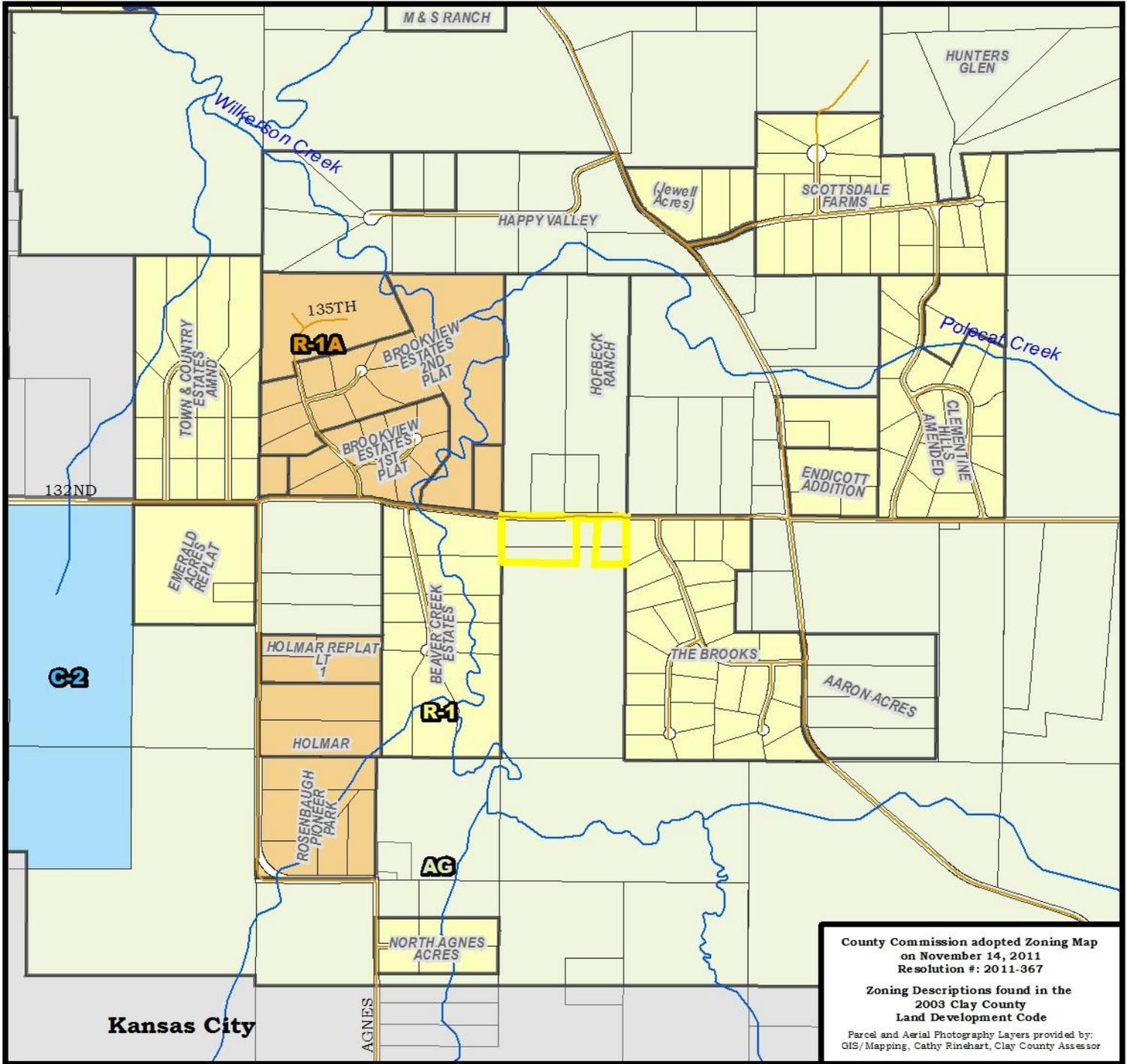
Attachment A – Vicinity Map

TOWNSHIP 52N • RANGE 32W



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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

Map Document: (G:\GIS\Project_Files\Vacinity Map - 8 x 11 P.mxd) 01/21/2014 - 05:09:28 PM

Planning & Zoning Department

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

LEGEND

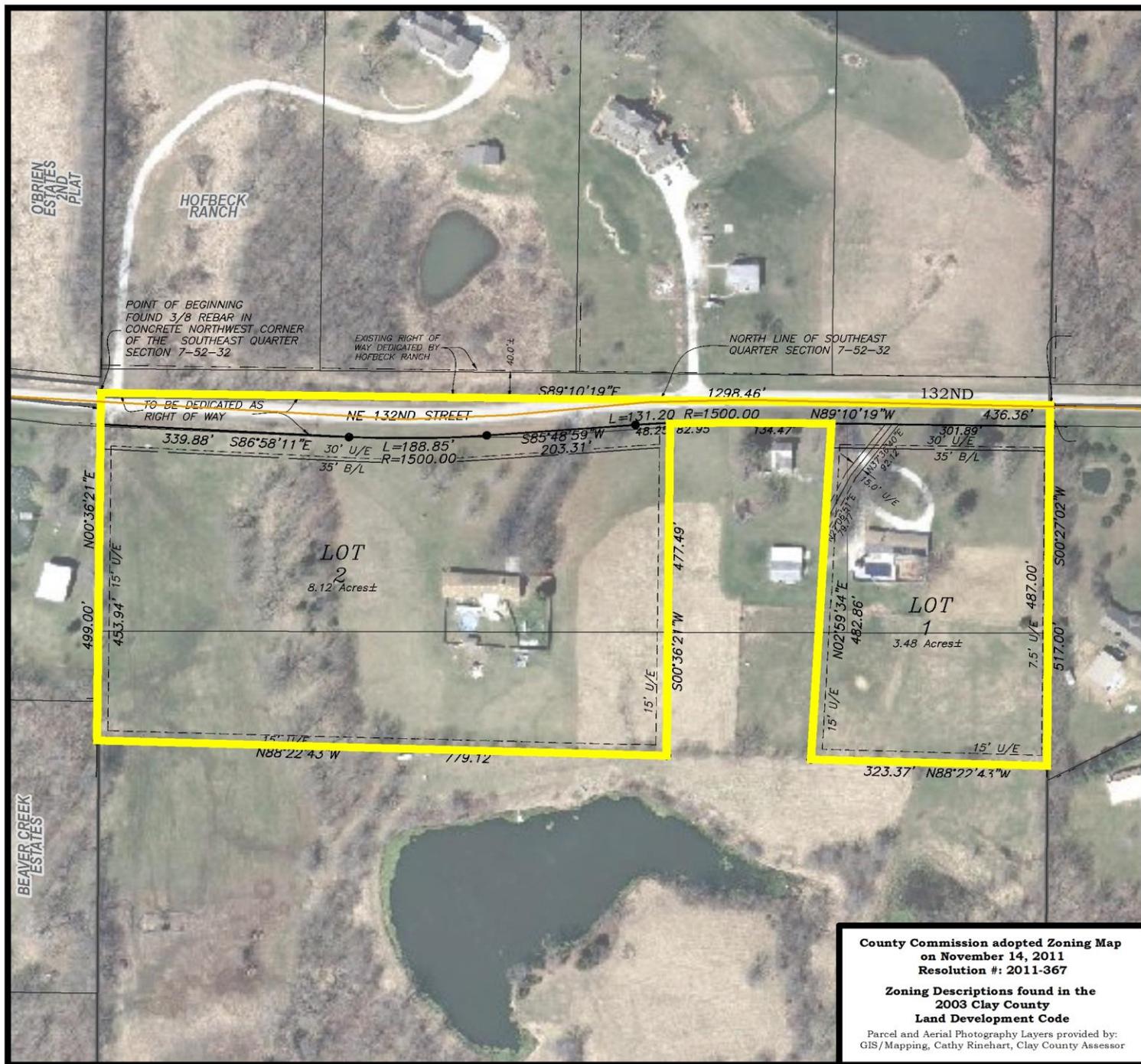
<ul style="list-style-type: none"> Property Line Streams (EPA) Railroads 	<p>Roads</p> <ul style="list-style-type: none"> Interstates State Highways Local Roads Highway Ramps 	<ul style="list-style-type: none"> Subdivisions 2013 City Limits Parks County Boundaries 	<p>Overlay Districts</p> <ul style="list-style-type: none"> CD (Conservation District) PUD (Planned Unit Development)
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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-3	I-2
	OP

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Attachment C - Site Plan Map



Map Document: G:\GIS\Project_Files\Vacinity Map - 8 x 11 P.mxd
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Planning & Zoning Department

1 inch = 200 feet
1 inch = 0.04 miles

LEGEND

<ul style="list-style-type: none"> Property Line ~ Streams (EPA) ~ Railroads 	<h4 style="margin: 0;">Roads</h4> <ul style="list-style-type: none"> = Interstates = State Highways = Local Roads = Highway Ramps 	<ul style="list-style-type: none"> Subdivisions 2013 City Limits Parks County Boundaries 	<h4 style="margin: 0;">Overlay Districts</h4> <ul style="list-style-type: none"> CD (Conservation District) PUD (Planned Unit Development)
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