



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: approximately 13513 Mt. Olivet Road
Section 7 & 8 | Township 52 | Range 32

Site Size: 29.56± Acres

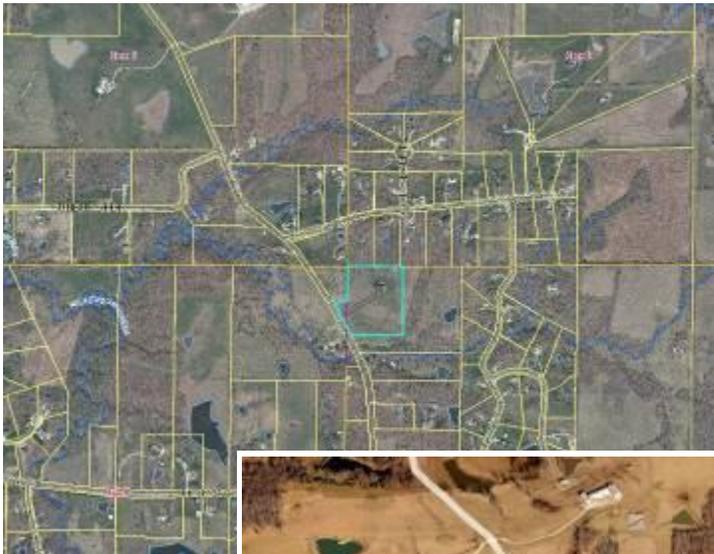
Existing Landuse & Zoning: Agricultural District (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North - Scottsdale Farms (R-1), Agricultural (AG) zoned land
- East - Clementine Hills (R-1), Agricultural (AG) zoned land
- South - Endicott Addition (R-1), Agricultural (AG) zoned land
- West - Agricultural (AG) zoned land, The Brooks (R-1), Becker Estates (R-5 & RU-80)

Current Conditions:



Courtesy Clay County Assessor, GIS/Mapping



ng™

Courtesy Microsoft® Bing™



Report to Planning & Zoning Commission

Clay County, Missouri

Assessment

Owen and Colette Lasack are requesting **Final Plat** approval for Lasack Valley for approximately 29.56± acres located at approximately 13513 Mt Olivet Road.

The Lasack's wish to split this parcel into two lots to allow them to build a new single family home on the Lot 2.

Character of the General Neighborhood

Agricultural (AG) zoned and R-1 zoned subdivisions property are to each direction of the property. Becker Estates (R-5 & RU-80) is to the west [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 November 14, 2014.

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 road surface of Mt. Olivet Road is asphalt surfacing.

The Clay County Health Department has given final approval, with a condition that the septic system for Lot 1 is brought up to current code before the recording of the final plat for Lasack Valley.

The Public Water Supply District No.9 has indicated they can provide water service for the additional lot for the subject request. The Smithville Fire District 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 required and an agreement will need to be recorded at the time of the final plat recording. The RIF's fee amount due at the time of recording will be \$1,031.25.

Recommendations

Staff recommends the **Final Plat** of Lasack Valley be **approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Road Impact Fees (RIF) agreement recorded and fees paid at the recording of the final plat.
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. Final approval of the septic system on Lot 1 by the Clay County Health Department before recording of the final plat.
4. Changes to the recording copies of the final plat are as follows:
 - a. CHANGE: in signature area-----suscibed to subscribed
 - b. CHANGE: in signature area-----Presding to Presiding



Report to Planning & Zoning Commission

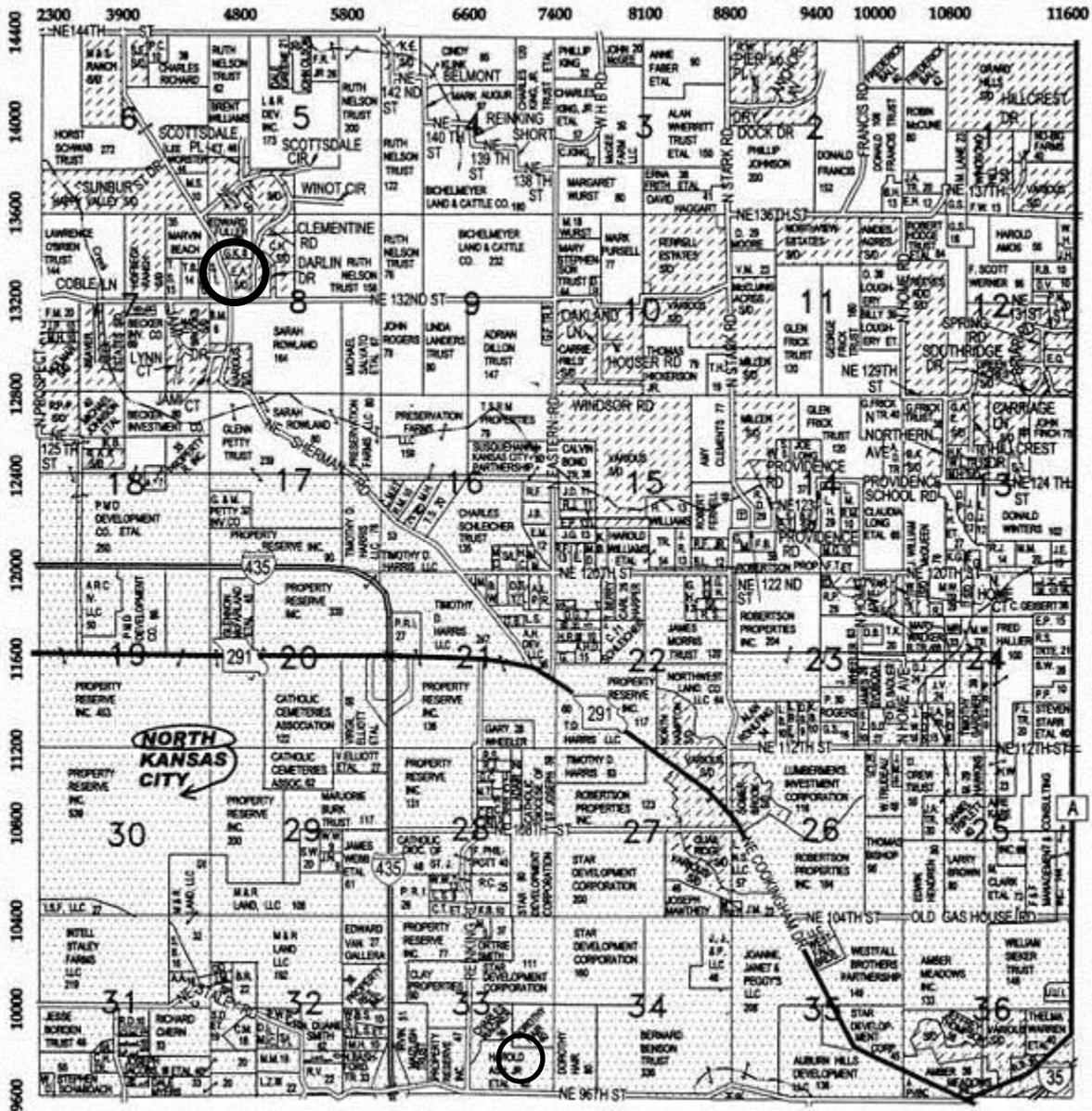
Clay County, Missouri

Attachments

Dec 14-136F – Lasack Valley

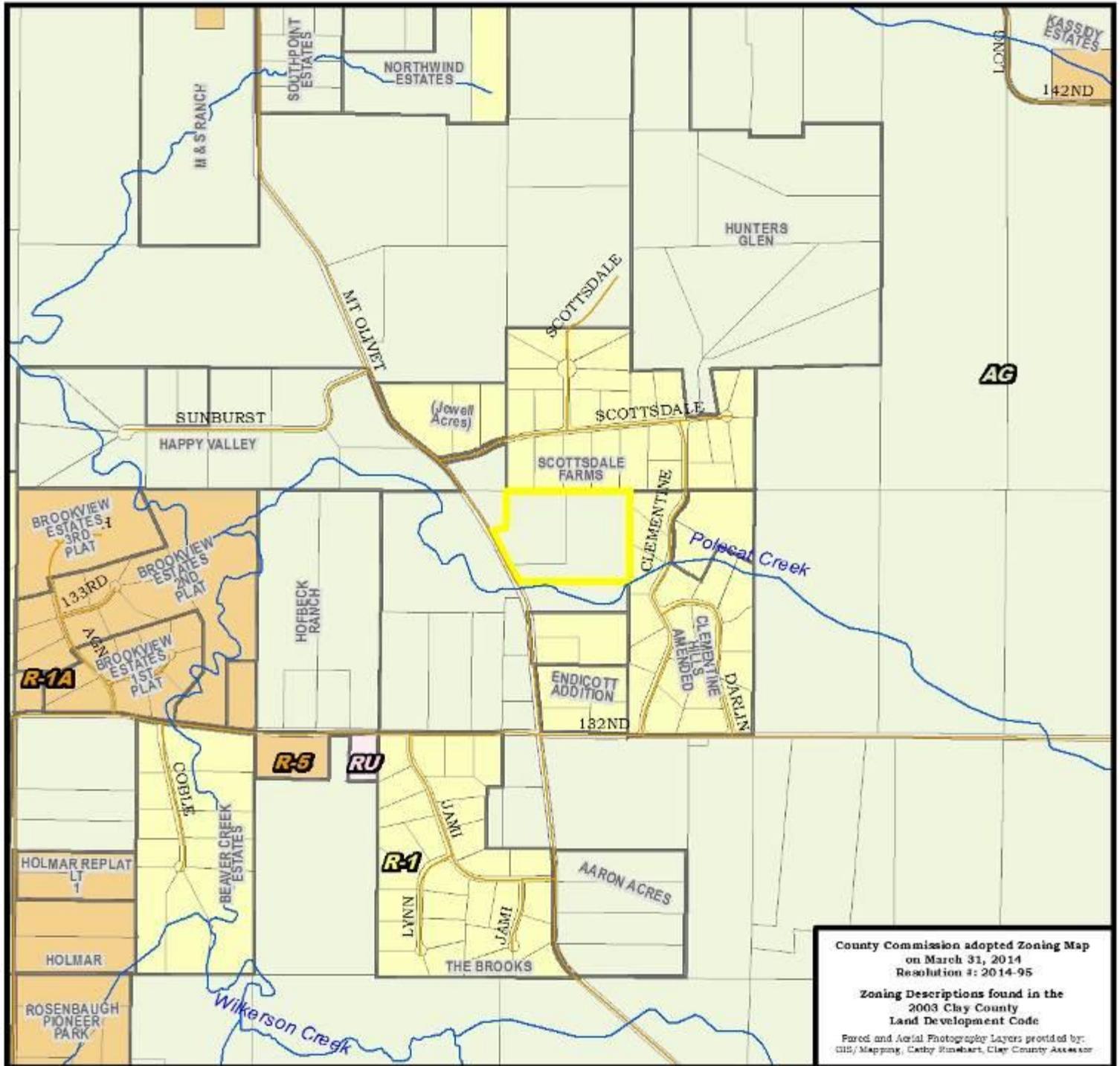
Attachment A - Vicinity Map

TOWNSHIP 52N • RANGE 32W



Dec 14-136F – Lasack Valley

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

Filed and Aerial Photography Layers provided by: GIS/Mapping, Cathy Runhart, Clay County Assessor

Map Document: [G:\GIS\Project_Files\Activity Map - 8 x 11 P.mxd] 11/3/2014 - 03:48:20 PM

Planning & Zoning Department

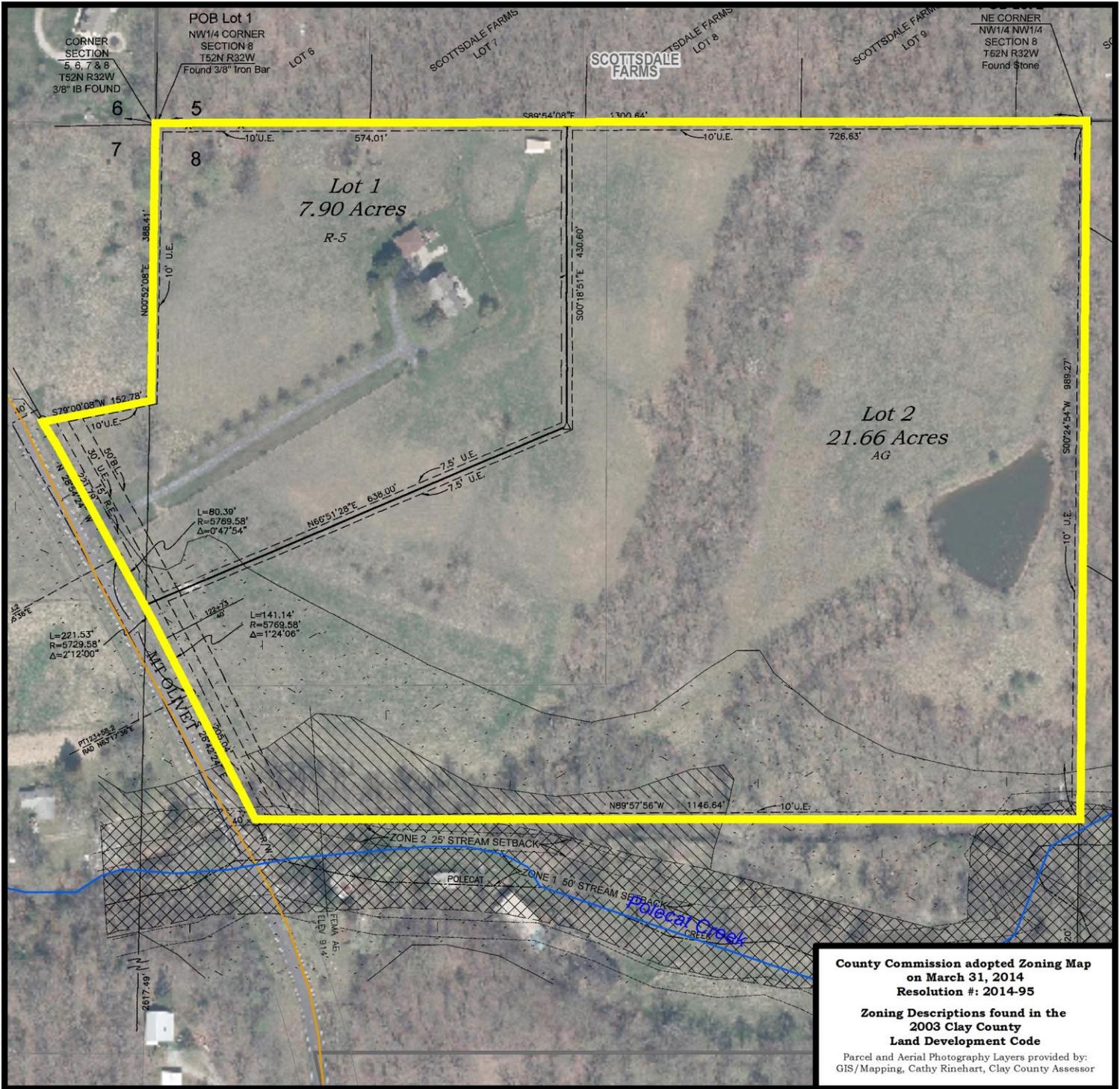
1 inch = 1,500 feet
1 inch = 0.28 miles

LEGEND

Property Line	Roads	Subdivisions	Overlay Districts	Zoning Districts
Streams (EPA)	Interstates	2014 City Limits	CD (Conservation District)	C-2
Railroads	State Highways	Parks	POD (Preservation Overlay District)	C-3
	Local Roads	County Boundaries	PLD (Planned Unit Development)	R-1
	Highway Ramps			R-1A/R-5
				I-1
				I-2
				OP
				R-3

Dec 14-136F – Lasack Valley

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



Planning & Zoning Department



1 inch = 200 feet
1 inch = 0.04 miles

LEGEND

 Property Line	 Roads Interstates	 Subdivisions
 Streams (EPA)	 State Highways	 2014 City Limits
 Railroads	 Local Roads	 Parks
	 Highway Ramps	 County Boundaries