

PUBLIC NOTICE

The Clay County Planning and Zoning Commission will hold a public hearing on December 6th, 2022 at 6:30 PM in the Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, Missouri, on the following requests:

1. A request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) legally described as:

All that part of the Northwest Quarter of section 15-53-33, Clay County, Missouri described as follows: Commencing at the Southwest Corner of the Northwest quarter of said section 15, thence South 89 degrees 30 minutes 32 seconds East, along the South line of the Northwest quarter of said Section 15, a distance of 2093.66 feet; thence North 01 degrees 07 minutes 15 seconds East, a distance of 35 feet to the Point of beginning of the tract of land herein to be described, said point being on the Northerly right of way line of Missouri Route "KK", said point also being the Southeast corner of ERDMANN ADDITION, a subdivision of land in Clay County Missouri; thence North 01 degrees 07 minutes 15 seconds East along the Easterly line of said ERDMANN ADDITION, a distance of 1127.11 feet; thence South 89 degrees 05 minutes 19 seconds East, a distance of 661.90 feet to the centerline of Thomas Lane; thence South 16 degrees 30 minutes 27 seconds East, along said centerline, a distance of 760.00 feet; thence continuing along said centerline, Southerly, along a curve to the right, being tangent to the last described course, having a radius of 2300.00 feet, an arc distance of 253.35 feet; thence continuing along said centerline South 10 degrees 11 minutes 46 seconds East, a distance of 81.80 feet; thence continuing along said centerline, southerly along a curve to the right being tangent to the last described course having a radius of 450.00 feet an arc distance of 92.37 feet; thence continuing along said centerline South 01 degrees 35 minutes 55 seconds West, a distance of 12.29 feet to the South line of the Northeast quarter of said section 15; thence North 89 degrees 30 minutes 16 seconds West, along said line, a distance of 182.59 feet to the Northerly right of way line of Missouri Route "KK"; thence Northwesterly, along said right of way line, along a curve to the left, having an initial tangent bearing of North 70 degrees 04 minutes 53 seconds West, a radius of 615.00 feet, an arc distance of 208.48 feet; thence continuing along said right of way line North 89 degrees 30 minutes 16 seconds West, a distance of 157.92 feet; thence continuing along said right of way line North 89 degrees 30 minutes 32 seconds West, a distance of 434.68 feet to the point of beginning. Said Tract of land contains 20.93 acres more or less.

ALP Lot 1

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 53, RANGE 33, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 30 MINUTES 32 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2093.66 FEET, SAID POINT BEING ON THE EASTERLY ERDMANN ADDITION, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI; THENCE NORTH 01 DEGREES 07 MINUTES 15 SECONDS EAST ALONG SAID ERDMANN ADDITION, A DISTANCE OF 557.93 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 01 DEGREES 07 MINUTES 15 SECONDS EAST ALONG SAID ERDMANN ADDITION, A DISTANCE OF 604.18 FEET TO THE NORTHEAST CORNER OF SAID ERDMANN ADDITION; THENCE SOUTH 89 DEGREES 05 MINUTES 19 SECONDS EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 15 SECONDS WEST AND PARALLEL TO SAID ERDMANN ADDITION, A DISTANCE OF 608.27 FEET; THENCE NORTH 88 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 225.02 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 136401.14 SQUARE FEET MORE OR LESS.

ALP Lot 2

ALL THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 53, RANGE 33, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 30 MINUTES 32 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2093.66 FEET, SAID POINT BEING ON THE EASTERLY ERDMANN ADDITION, A SUBDIVISION OF LAND IN CLAY COUNTY,

MISSOURI; THENCE NORTH 01 DEGREES 07 MINUTES 15 SECONDS EAST ALONG SAID ERDMANN ADDITION, A DISTANCE OF 393.79 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 01 DEGREES 07 MINUTES 15 SECONDS EAST ALONG SAID ERDMANN ADDITION, A DISTANCE OF 164.14 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 827.08 FEET; THENCE SOUTH 16 DEGREES 30 MINUTES 27 SECONDS EAST, A DISTANCE OF 97.65 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2270.00 FEET, AN ARC LENGTH OF 52.38 FEET; THENCE NORTH 88 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 878.58 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 140,030.10 SQUARE FEET MORE OR LESS.

Such property is more easily described as 20.93+ acres more or less located at approximately 17210 Snow Road. Applicants: Jerry and Mary Jane Duff. (Case No: December 22-159RZ/P).

2. A request for rezoning from Residential Low Density (R-1A) District to Agricultural (AG) District for property legally described as:

Lots 2 & 3 of Dowdle Estates

Such property is more easily described as 48.50+ acres located at approximately 16610 Old BB Highway. Applicant: Gail Dowdle (Case No: December 22-161RZ/F).

If members of the public are unable to attend the Planning and Zoning Commission (PZC) meeting they may submit written comments for the above cases to the Planning & Zoning Department prior to November 30th. The comments can be mailed to 234 W. Shrader Street Suite C Liberty, MO 64068 or emailed to pandz@claycountymo.gov. For further information, or to obtain a copy of the Staff Report, please contact the Clay County Planning and Zoning Department at 407-3380.