

CURRENT AGENDA

CLAY COUNTY, MISSOURI PLANNING & ZONING COMMISSION (PZC) AGENDA

*** Online Digital Version ***

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Tuesday, January 8, 2019, 6:30 PM - Regular meeting of the Clay County Planning and Zoning Commission (PZC), Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, Missouri.

- 1) Call to Order/Roll Call
- 2) Election of Chairman and Vice-Chairman
- 3) Approval of the December 4th, 2018 PZC minutes
- 4) **Regular Agenda**

(Full discussion. Staff reports will be included as part of the minutes of the meeting.)

1. **Case No.: January 19-101RZ/P** – A request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District for Lots 1 - 4 with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) and preliminary plat approval for the proposed subdivision of Triple H Estates located at approximately 13513 N. Eastern Ave. The applicants are Christopher L. and Patricia J. Higgins.
 - [Staff Report](#)
 - [Preliminary Plat](#)
2. **Case No.: January 19-102F**– A request for final plat approval for the proposed subdivision of Triple H Estates located at approximately 13513 N. Eastern Ave. The applicants are Christopher L. and Patricia J. Higgins.
 - [Staff Report](#)

- [Final Plat](#)
3. **Case No.: January 19-103RZ/P** – A request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) and preliminary plat approval for the proposed subdivision of Noland 2nd Addition located at approximately 18225 NE 122nd Street. The applicant is Douglass F. Noland, Trustee, Noland Joint Trust.
 - [Staff Report](#)
 - [Preliminary Plat](#)
 4. **Case No.: January 19-104F**– A request for final plat approval for the proposed subdivision of Noland 2nd Addition located at approximately 18225 NE 122nd Street. The applicant is Douglass F. Noland, Trustee, Noland Joint Trust.
 - [Staff Report](#)
 - [Final Plat](#)
 5. **Case No.: January 19-105RZ/F** – A request for rezoning from Residential Low-Density (R-1A) District to Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for ONLY LOTS 1-3, A Replat of Lot 2, Lincoln’s Farm, also Lot 1A & Lot 1B of the Replat Lincoln’s Farm Lot 1 for the proposed subdivision of Lincoln’s Farm – Second Plat and final plat approval, located at approximately at the southeast corner of Lancaster Road and NE 108th Street. The applicants are Bruce and Donna Blanch, and Karlen R. Pangborn.
 - [Staff Report](#)
 - [Final Plat](#)
 6. **Case No.: January 19-106RZ/P** – A request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District for ONLY Lot 1 with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) and preliminary plat approval for the proposed subdivision of Hedgecorth Acres located at approximately 23403 NE 100th Street. The applicants are Edwin A. and Marta S. Hedgecorth.
 - [Staff Report](#)
 - [Preliminary Plat](#)
 7. **Case No.: January 19-107F**– A request for final plat approval for the proposed subdivision of Hedgecorth Acres located at approximately 23403 NE 100th Street. The applicants are Edwin A. and Marta S. Hedgecorth.
 - [Staff Report](#)
 - [Final Plat](#)
 8. **Case No.: January 19-108CUP** – A request for a Conditional Use Permit to operate a

public training and riding stable on Agriculturally (AG) zoned property located at 10616 NE 137th Street. The applicants are Thomas M. Hindsley and Krista Kovach-Hindsley.

- [Staff Report](#)

9. **Case No.: November 18-131A** – Public Hearing for approval of revisions to the 2011 Clay County Land Development Code (LDC), an ordinance encompassing the zoning and subdivision of land in unincorporated Clay County. The applicant is Clay County. **Continuation from the December 4, 2018 Planning and Zoning Commission Meeting for further discussion and consideration.**

- [Staff Report](#)

10. **Case No.: December 18-134F** – A request of a Residential Services District Multi-Family (R-SDM) with a Planned Unit Development (PUD) overlay Final PUD Plan approval of Prairie Field and Final Plat approval of the proposed subdivision of Prairie Field 1st Plat, located at approximately the northeast corner of Plattsburg Road and NE 112th Street. The applicant is Steve Warger, P.E. Renaissance Infrastructure Consulting, representing Meridian Properties, LLC. **This case was continued from the December 4th, 2018 scheduled Planning & Zoning Commission meeting.**

- [Staff Report PUD Final](#)
- [Final Plan](#)
- [Staff Report 1st Plat](#)
- [Final Plat](#)

11. **Case No.: December 18-135F**– A request for Final Plat approval of the Prairie Field Treatment Plat, a proposed subdivision located at approximately the northeast corner of Plattsburg Road and NE 112th Street. The applicant is Steve Warger, P.E. Renaissance Infrastructure Consulting, representing Meridian Properties, LLC. **This case was continued from the December 4th, 2018 scheduled Planning & Zoning Commission meeting.**

- [Staff Report](#)
- [Final Plat](#)

12. **Case No.: December 18-136RZ/F** – A request for rezoning from Agricultural (AG) District and Residential Services District Multi-Family (R-SDM) with a Planned Unit Development (PUD) overlay to Residential Ranchette (R-5) District and Final Plat approval of the Petty Farms Cell Tower, a proposed subdivision located at approximately the northeast corner of Plattsburg Road and NE 112th Street. The applicant is Steve Warger, P.E. Renaissance Infrastructure Consulting, representing Meridian Properties, LLC. **This case was continued from the December 4th, 2018 scheduled Planning & Zoning Commission meeting.**

- [Staff Report](#)

- [Final Plat](#)

13. **Case No.: January 19-109F** – A request for final plat approval of the proposed subdivision of Prairie Field 2nd Plat, located at approximately the northeast corner of Plattsburg Road and NE 112th Street. The applicant is Steve Warger, P.E. Renaissance Infrastructure Consulting, representing Meridian Properties, LLC.

- [Staff Report](#)
- [Final Plat](#)

IMPORTANT NOTE: Cases on this Agenda which are approved or disapproved by the PZC are scheduled to be forwarded to the County Commission Hearing on **January 28, 2019 at 10:00 a.m.** to be held at the Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, Missouri, unless otherwise indicated during the meeting.

Other Business

- **Manager's Comments**
- **Executive Session: Advice from legal counsel per RSMo 610.021(1)**

Adjournment