

PUBLIC NOTICE

The Clay County Planning and Zoning Commission will hold a public hearing on August 2nd, 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) for ONLY lots 1, 3 & 4 on property legally described as:**

REZONING DESCRIPTIONS

LOT 1

Beginning at a found 1/2" iron pin marking the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 22; thence South 89 degrees, 52 minutes and 59 seconds East along the North line of said Section and along NE 168th Street 827.52 feet to a point from which a 5/8" iron pin bears South 00 degrees, 54 minutes and 29 seconds West 30.00 feet; thence South 00 degrees, 54 minutes and 29 seconds West leaving said North line and said NE 168th Street 431.09 feet to a 5/8" iron pin; thence South 52 degrees, 19 minutes and 12 seconds West 700.68 feet to a 5/8" iron pin; thence South 00 degrees, 34 minutes and 57 seconds West 448.80 feet to a 5/8" iron pin on the South line of the Northeast Quarter of the Northwest Quarter of said Section; thence North 89 degrees, 57 minutes and 10 seconds West along said South line 264.18 feet to a found 1/2" iron pin marking the Southwest Corner of said Quarter-Quarter Section; thence North 00 degrees, 06 minutes and 50 seconds East leaving said South line and along the West line of said Quarter-Quarter Section 1309.57 feet to the Point of Beginning, containing 16.3 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2022-007448 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during June of 2022.

LOT 3

Commencing at a 5/8" iron pin marking the North Quarter Corner of said Section 22; thence South 89 degrees, 57 minutes and 37 seconds East along the North line of said Section and along NE 168th Street 21.88 feet to the True Point of Beginning, from which a found 1/2" iron pin bears South 00 degrees, 03 minutes and 37 seconds West 30.00 feet; thence continue South 89 degrees, 57 minutes and 37 seconds East along said North line and said NE 168th Street 466.29 feet to a point from which a 5/8" iron pin bears South 00 degrees, 03 minutes and 37 seconds West 30.00 feet; thence South 00 degrees, 03 minutes and 37 seconds West leaving said North line and said NE 168th Street and parallel with the North-South centerline of said Section 1307.72 feet to a 5/8" iron pin on the South line of the Northwest Quarter of the Northeast Quarter of said Section; thence North 89 degrees, 59 minutes and 26 seconds West along said South line 466.29 feet to a found 1/2" iron pin; thence North 00 degrees, 03 minutes and 37 seconds East leaving said South line and parallel with the North-South centerline of said Section 1307.97 feet to the Point of Beginning, containing 14.0 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2022-007448 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during June of 2022.

LOT 4

Commencing at a 5/8" iron pin marking the North Quarter Corner of said Section 22; thence South 89 degrees, 57 minutes and 37 seconds East along the North line of said Section and along NE 168th Street 21.88 feet to a point from which a found 1/2" iron pin bears South 00 degrees, 03 minutes and 37 seconds West 30.00 feet; thence continue South 89 degrees, 57 minutes and 37 seconds East along said North line and said NE 168th Street 466.29 feet to True Point of Beginning, from which a 5/8" iron pin bears South 00 degrees, 03 minutes and 37 seconds West 30.00 feet; thence continue South 89 degrees, 57 minutes and 37 seconds East along said North line and said NE 168th Street 466.29 feet to a point from which a 5/8" iron pin bears South 00 degrees, 03 minutes and 37 seconds West 30.00 feet; thence South 00 degrees, 03 minutes and 37 seconds West leaving said North line and said NE 168th Street and parallel with the North-South centerline of said Section 1307.47 feet to a 5/8" iron pin on the South line of the Northwest Quarter of the Northeast Quarter of said Section; thence North 89 degrees, 59 minutes and 26 seconds West along said South line 466.29 feet to a 5/8" iron pin; thence North 00 degrees, 03 minutes and 37 seconds East leaving said South line and parallel with the North-South centerline of said Section 1307.72 feet to the Point of Beginning, containing 14.0 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2022-007448 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during June of 2022..

ALP DESCRIPTION**LOT 1**

Beginning at a found 1/2" iron pin marking the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 22; thence North 00 degrees, 06 minutes and 50 seconds East along the West line of said Quarter-Quarter Section 678.12 feet; thence South 89 degrees, 57 minutes and 10 seconds East leaving said West line and parallel with the South line of said Quarter-Quarter Section 564.04 feet; thence South 52 degrees, 19 minutes and 12 seconds West 374.81 feet to a 5/8" iron pin; thence South 00 degrees, 34 minutes and 57 seconds West 448.80 feet to a 5/8" iron pin on the South line of said Quarter-Quarter Section; thence North 89 degrees, 57 minutes and 10 seconds West along said South line 264.18 feet to the Point of Beginning, containing 4.9 Acres, more or less, with the above described being subject to easements and rights-of-way of record or not of record, if any. As per survey #2022-007448 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during June of 2022.

LOT 3

Commencing at a found 1/2" iron pin marking the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 22; thence South 89 degrees, 59 minutes and 26 seconds East along the South line of said Quarter-Quarter Section 21.88 feet to a found 1/2" iron pin marking the True Point of Beginning; thence North 00 degrees, 03 minutes and 37 seconds East leaving said South line and parallel with the North-South centerline of said Section 392.35 feet; thence South 89 degrees, 59 minutes and 26 seconds East 466.29 feet; thence South 00 degrees, 03 minutes and 37 seconds West parallel with the North-South centerline of said Section 392.35 feet to a 5/8" iron pin on the South line of the Northwest Quarter of the Northeast Quarter of said Section; thence North 89 degrees, 59 minutes and 26 seconds West along said South line 466.29 feet to the Point of Beginning, containing 4.2 Acres, more or less, with the above described being subject to easements and rights-of-way of record or not of record, if any. As per survey #2022-007448 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during June of 2022.

LOT 4

Commencing at a found 1/2" iron pin marking the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 22; thence South 89 degrees, 59 minutes and 26

seconds East along the South line of said Quarter-Quarter Section 21.88 feet to a found 1/2" iron pin; thence South 89 degrees, 59 minutes and 26 seconds East leaving said South line and along the South line of the Northwest Quarter of the Northeast Quarter of said Section 466.29 feet to a 5/8" iron pin marking the True Point of Beginning; thence North 00 degrees, 03 minutes and 37 seconds East leaving said South line and parallel with the North-South centerline of said Section 392.35 feet; thence South 89 degrees, 59 minutes and 26 seconds East 466.29 feet; thence South 00 degrees, 03 minutes and 37 seconds West parallel with the North-South centerline of said Section 392.35 feet to a 5/8" iron pin on the South line of the Northwest Quarter of the Northeast Quarter of said Section; thence North 89 degrees, 59 minutes and 26 seconds West along said South line 466.29 feet to the Point of Beginning, containing 4.2 Acres, more or less, with the above described being subject to easements and rights-of-way of record or not of record, if any. As per survey #2022-007448 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during June of 2022.

Such property is more easily described as 44.30± acres located at approximately 8015 NE 168th Street. Applicant: is Kyle Meyer, representing Olderwell Farms, LLC. (Case.: August 22-145RZ/P).

2. A request for a Conditional Use Permit (CUP) to operate an Agricultural Tourist Operation, Class II facility on Agriculturally (AG) zoned property, legally described as:

All that part of the Southeast Quarter of Section 34, Township 51, Range 31, Clay County, Missouri, described as follows: Beginning at the Northwest Corner of said Section 34; thence Easterly along the North Line of the Southeast Quarter of said Section 34, a distance of 1112.00 feet; thence South along a line parallel with the West line of the Southeast Quarter of said Section 34, a distance of 1429.00 feet; the Westerly along a line parallel with the North line of the Southeast Quarter of said Section 34, a distance of 1112.00 feet to the West line of the Southeast Quarter of said Section 34; thence Northerly along the West line of the Southeast Quarter of said Section 34, a distance of 1429.00 feet to the Point of Beginning.

Such property is more easily described as 36.48± acres more or less located at approximately 17607 NE 52nd Street. Applicant: Carolyn Raasch, representing BCR Holdings LP (Case No: August 22-147CUP).

3. A In accordance with Section 64.670 of the Revised Statutes of Missouri, the Clay County Planning and Zoning Commission will a conduct Public Hearing to consider revising portions of the 2011 Land Development Code (LDC), an ordinance regulating the zoning and subdivision of land in unincorporated Clay County on August 2nd, and September 6th, 2022 at 6:30 p.m. in the Commission Hearing Room, on the 3rd Floor of the Administration Building (old courthouse) on the square in Liberty, MO. This public hearing may be continued onto another date(s), if necessary, with the date(s) of continuance to be established and made public by announcement at the August 2nd, 2022 meeting. (Case No: August 22-148A)

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 July 27th. The comments can be mailed to 234 W. Shrader Street Suite C Liberty, MO 64068 or emailed to pandz@claycountymmo.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.