

## PUBLIC NOTICE

The Clay County Planning and Zoning Commission will hold a public hearing on July 5<sup>th</sup>, 2022 at 6:30 PM in the Commission Hearing Room, 3<sup>rd</sup> Floor, County Administration Building, One Courthouse Square, Liberty, Missouri, on the following requests:

1. **A request for rezoning from Agricultural (AG) District to Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for ONLY lots 1 & 2 on property legally described as:**

### REZONING DESCRIPTIONS

#### LOT 1

Commencing at the NW corner of the N1/2 of the SW1/4 of said Section 10; thence N89°57'58"E, along the north line of said N1/2 of the SW1/4, a distance of 50.00 feet; thence S00°38'28"W, a distance of 50.00 to the Point of Beginning; thence N89°57'58"E, a distance of 676.75 feet; thence S00°38'28"W, a distance of 643.74 feet; thence S89°57'58"W, a distance of 676.75 feet; thence N00°38'28"E, a distance of 643.74 feet to the Point of Beginning. Said portion contains 10.00 acres

#### LOT 2

Commencing at the NW corner of the N1/2 of the SW1/4 of said Section 10; thence N89°57'58"E, along the north line of said N1/2 of the SW1/4, a distance of 50.00 feet; thence S00°38'28"W, a distance of 693.74 to the Point of Beginning; thence S00°38'28"W, a distance of 38.11 feet; thence N89°41'06"E, a distance of 456.51 feet; thence N67°50'33"E, a distance of 238.93 feet; thence N00°38'28"E, a distance of 245.88 feet; thence S89°57'58"W, a distance of 659.00 feet to the Point of Beginning. Said portion contains 5.00 acres

### ALP DESCRIPTION

**LOT 1**, 10.00 @ 25% = 2.5 Acres

The north 89 feet and the west 89 feet of Lot 1, containing 2.5 acres.

**LOT 2**, 5.00 Ac @ 20% = 1.00 Acres

The south 54 feet and the west 54 feet of Lot 2, containing 1.00 acres.

**Such property is more easily described as 15.00± acres located at approximately 8311 Raines Road. Applicant: Stephen Rhoades, representing Charles and Marilyn Rhoades (Case.: July 22-138RZ/P).**

2. **A request for rezoning from Agricultural (AG) District to Residential Ranchette (R-5) District for ONLY proposed lot 1A and Residential Rural (R-1) District for ONLY proposed lot 1B with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for property legally described as:**

### REZONING DESCRIPTIONS:

#### LOT 1A

Beginning at the SW corner of Lot 1 Crockett Addition 2005; thence N89°13'44"E, a distance of 451.87 feet; thence N89°49'25"E, a distance of 21.51 feet to the POB; thence N89°49'25"E, a distance of 310.00 feet; thence N02°25'39"E, a distance of 199.06 feet; thence N68°59'05"W, a distance of 143.94 feet; thence N00°35'01"W, a distance of 949.62 feet; thence S46°46'55"W, a distance of 303.11 feet; thence S24°03'34"W, a distance of 310.66 feet; thence S66°06'33"E, a distance of 74.40 feet; thence S36°58'44"E, a distance of 71.31 feet; thence S06°17'35"E, a distance of 566.12 feet; thence S00°10'35"E, a distance of 60.00 feet to the POB, containing 6.66 acres.

#### **LOT 2A**

Beginning at the SW corner of Lot 1 Crockett Addition 2005; thence N00°35'01"W, a distance of 1320.73 feet; thence N89°24'51"E, a distance of 660.00 feet; thence S00°35'01"E, a distance of 120.24 feet; thence S46°46'55"W, a distance of 303.11 feet; thence S24°03'34"W, a distance of 310.66 feet; thence S66°06'33"E, a distance of 74.40 feet; thence S36°58'44"E, a distance of 71.31 feet; thence S06°17'35"E, a distance of 566.12 feet; thence S00°10'35"E, a distance of 60.00 feet; thence S89°49'25"W, a distance of 21.51; thence S89°13'44"W, a distance of 451.88 feet to the POB, containing 14.00 acres

### **ALP DESCRIPTIONS**

#### **LOT 1A**

The south 230 feet of Lot 1A, Replat of Lot 1 Crockett Addition 2005. Containing 1.67 acres.

#### **LOT 2A**

Beginning at the NE corner of Lot 1 of Crockett Addition 2005; thence S00°35'01"E, a distance of 120.24 feet; thence S46°46'55"W, a distance of 303.11 feet; thence S24°03'34"W; thence 310.66 feet; thence S72°55'57"W, a distance of 320.65 feet; thence N00°35'01"W, a distance of 215.68 feet; thence N46°46'55"E, a distance of 713.41 feet; thence N89°24'51"E, a distance of 135.15 to the POB, containing 4.23 acres

**Such property is more easily described as 20.66± acres located at approximately 13600 CC Highway. Applicants: Jay & Tiffany Crockett. (Case.: July 22-140RZ/F).**

### **3. A request for a Conditional Use Permit (CUP) for a commercial wireless communication tower/antenna on Agriculturally (AG) zoned property, legally described as:**

#### **Tract 1:**

A tract in the Southeast Quarter of Section 15, Township 52, Range 32, partially in Kansas City, and wholly in Clay County, Missouri, described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 15; thence south 0 degrees 15 minutes 12 seconds West along the East line of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 15, 292.62 feet; thence North 88 degrees 40 minutes 13 seconds West 361.63 feet; thence South 0 degrees 15 minutes 12 seconds West parallel to the East line of the Southwest Quarter of the Southeast Quarter of said Section 15, 361.55 feet to a point on the South line of the Southeast Quarter of said Section 15; thence North 88 degrees 40 minutes 13 seconds West along said South line 300.0 feet to the Southwest corner of the Southwest Quarter of said Section 15; thence North 0 degrees 19 minutes 02 seconds East along the West line of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, 654.44 feet to the Northwest corner of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 15; thence South 88 degrees 38 minutes 44 seconds East along the North line of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 15, 660.91 feet to the point of beginning, EXCEPT that part on the south now being used for road right of way.

**Tract 2:**

The East one-half of the South one-half of the Southeast Quarter of the Southeast Quarter of Section 15, EXCEPT that part off the North side thereof sold to John Dwyer all in section 15, Township 52, Range 32, in Kansas City, Clay County, Missouri.

**Such property is more easily described as 15.71± acres located at approximately 12016 N Stark Ave. Applicants: Patrick Erwin, Tillman Infrastructure, LLC, representing Brad and Patricia Legg (Case No.: July 22- 141CUP).**

- 4. A request for a Conditional Use Permit (CUP) for a Primary School on Agriculturally (AG) zoned property, legally described as:**

Part of the SE ¼ NE ¼ of Section 30 and Part of the SW ¼ NW ¼ of Section 29, all in Township 53N, Range 30W, Clay County, Missouri described as follows: Beginning at the NE corner of the SE ¼ NE ¼ of Section 30; thence South along the East line of Section 30, 219.36 feet; thence South 8° 15' East 217.7 feet; thence North 89° 59' West 375.2; thence South 11° 30' West 303 feet; thence South 19° 35 East, 641.7 feet; thence North 89° 59' West along the East-West Quarter Section line and State Highway 9, 591.7 feet; Thence North 675.2 feet; thence 89° 59' West, 538.3 feet; thence North 0° 19' East along the West line of the SE ¼ NE ¼, 653.1 feet; thence 89° 37' East along the North line of said SE ¼ NE ¼, 1311.2 feet to the Point of Beginning.

**Such property is more easily described as 24.87± acres located at approximately 22610 Route 92. Applicants: Kent Hill, representing Mike Farmer, First Baptist Church of Kearney (Case No.: July 22- 142CUP).**

- 5. 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 1-4 for property legally described as:**

**LOT 1:**

A tract of land in the Northwest quarter of Section 18, Township 52 North, Range 31 West in the Clay County, Missouri being more particularly described as follows: Commencing at the Southwest corner of said Northwest quarter; thence South 89°53'02" East, along the West line of said Northwest quarter, a distance of 35 feet to a point on the East right of way line of Missouri Route A as it now exists, also known to be the point of beginning of the herein described tract; thence North 00°15'53" East, along said East right of way line, a distance of 738.00 feet; thence South 89°53'02" East, a distance of 590.00 feet; thence South 00°15'35" West, a distance of 738.00 feet to a point on said South line; thence North 89°53'02" West, along said South line, a distance of 590.00 feet to the point of beginning. Contains – 435,418.63 square feet or 10 acres more or less

**ALP LOT 1:**

A tract of land in the Northwest quarter of Section 18, Township 52 North, Range 31 West in the Clay County, Missouri being more particularly described as follows: Commencing at the Southwest corner of said Northwest quarter; thence South 89°53'02" East, along the West line of said Northwest quarter, a distance of 35 feet to a point on the East right of way line of Missouri Route A as it now exists, also known to be the point of beginning of the herein described tract; thence South 89°53'02" East, along said South line of Northwest quarter, a distance of 590.00 feet; thence North 00°15'53" East, a distance of 190.00; thence North 89°53'02" West, a distance of 482.50 feet; thence North 00°06'58" East, a distance of 180.00 feet; thence North 89°53'02" West, a distance of 107.05 feet to the point of beginning.

Contains – 131,409.42 square feet or 3.02 acres more or less

**LOT 2:**

A tract of land in the Northwest quarter of Section 18, Township 52 North, Range 31 West in the Clay County, Missouri being more particularly described as follows:  
Commencing at the Southwest corner of said Northwest quarter; thence South 89°53'02" East, along the West line of said Northwest quarter, a distance of 35 feet to a point on the East right of way line of Missouri Route A as it now exists; thence North 00°15'53" East, along said East right of way line, a distance of 738.00 feet to the point of beginning of the herein described tract; thence continuing along said East right of way line, North 00°15'53" East, a distance of 567.30 feet; thence South 89°53'43", a distance of 457.49 feet; thence South 26°13'23" East, a distance of 633.54 feet; thence South 00°15'35" West, a distance of 537.03 feet; thence South 37°13'15" West, a distance of 144.96 feet; thence on a curve to the left, having a radius of 50.05 feet, a chord bearing of South 05°26'06" West, a chord length of 85.34 feet and an arc length of 102.19 feet to a point on the South line of said Northwest quarter; thence North 89°53'02" West, along said South line, a distance of 55.14 feet; thence North 00°15'35" East, a distance of 738.00 feet; thence North 89°53'02" West, a distance of 590.00 feet to the point of beginning.

Contains – 436,134.16 square feet or 10.01 acres more or less

**ALP LOT 2:**

A tract of land in the Northwest quarter of Section 18, Township 52 North, Range 31 West in the Clay County, Missouri being more particularly described as follows:  
Commencing at the Southwest corner of said Northwest quarter; thence South 89°53'02" East, along the West line of said Northwest quarter, a distance of 35 feet to a point on the East right of way line of Missouri Route A as it now exists; thence North 00°15'53" East, along said East right of way line, a distance of 1,305.30 feet to the point of beginning of the herein described tract; thence South 89°53'43", a distance of 457.49 feet; thence South 26°13'23" East, a distance of 496.87 feet; thence North 61°55'17" West, a distance of 767.79 feet to a point on said East right of way line; thence North 00°15'35" East, along said East right of way line, a distance of 85.18 feet to the point of beginning.

Contains – 130,786.27 square feet or 3.00 acres more or less

**LOT 3:**

A tract of land in the Northwest quarter of Section 18, Township 52 North, Range 31 West in the Clay County, Missouri being more particularly described as follows:  
Commencing at the Southwest corner of said Northwest quarter; thence South 89°53'02" East, along the West line of said Northwest quarter, a distance of 35 feet to a point on the East right of way line of Missouri Route A as it now exists; thence North 00°15'53" East, along said East right of way line, a distance of 1305.30 feet; thence South 89°53'43" East, a distance of 457.49 feet to the point of beginning of the herein described tract; thence South 89°53'43" East, a distance of 669.96 feet; thence South 00°42'29" West, a distance of 662.89 feet; thence South 37°13'15" West, a distance of 701.30 feet; thence on a curve to the left having a radius of 50.05 feet, a chord bearing of South 87°40'10" West, a chord length of 47.62 feet and an arc length of 49.62 feet; thence North 37°13'15" East, a distance of 144.96 feet; thence North 00°15'35" East, a distance of 537.03 feet; thence North 26°13'23" West, a distance of 633.54 feet to the point of beginning.

Contains – 436,130.24 square feet or 10.01 acres more or less

**ALP LOT 3:**

A tract of land in the Northwest quarter of Section 18, Township 52 North, Range 31 West in the Clay County, Missouri being more particularly described as follows:

Commencing at the Southwest corner of said Northwest quarter; thence South 89°53'02" East, along the West line of said Northwest quarter, a distance of 35 feet to a point on the East right of way line of Missouri Route A as it now exists; thence North 00°15'53" East, along said East right of way line, a distance of 1305.30 feet; thence South 89°53'43" East, a distance of 457.49 feet to the point of beginning of the herein described tract; thence South 89°53'43" East, a distance of 669.96 feet; thence South 00°42'29" West, a distance of 215.00 feet; thence North 89°17'31" West, a distance of 564.29 feet; thence North 26°13'23" West, a distance of 233.24 feet to the point of beginning.

Contains – 130,685.73 square feet or 3.00 acres more or less

**LOT 4:**

A tract of land in the Northwest quarter of Section 18, Township 52 North, Range 31 West in the Clay County, Missouri being more particularly described as follows:

Commencing at the Southwest corner of said Northwest quarter; thence South 89°53'02" East, along the West line of said Northwest quarter, a distance of 35 feet to a point on the East right of way line of Missouri Route A as it now exists; thence North 00°15'53" East, along said East right of way line, a distance of 1305.30 feet; thence South 89°53'43" East, a distance of 1,127.45 feet to the point of beginning of the herein described tract; thence South 89°53'43" East, a distance of 420.96 feet; thence South 27°17'34" West, a distance of 923.76 feet; thence South 57°05'46" West, a distance of 811.19 feet; thence on a curve to the left having a radius of 50.05 feet, a chord bearing of North 30°17'17" West, chord length of 48.13 feet and an arc length of 50.11 feet; thence North 37°13'15" East, a distance of 701.30 feet; thence North 00°42'29" East, a distance of 662.89 feet to the point of beginning.

Contains – 511,586.97 square feet or 11.74 acres more or less

**ALP LOT 4:**

A tract of land in the Northwest quarter of Section 18, Township 52 North, Range 31 West in the Clay County, Missouri being more particularly described as follows:

Commencing at the Southwest corner of said Northwest quarter; thence South 89°53'02" East, along the West line of said Northwest quarter, a distance of 35 feet to a point on the East right of way line of Missouri Route A as it now exists; thence North 00°15'53" East, along said East right of way line, a distance of 1305.30 feet; thence South 89°53'43" East, a distance of 1,127.45 feet to the point of beginning of the herein described tract; thence South 89°53'43" East, a distance of 420.96 feet; thence South 27°17'34" West, a distance of 275.64 feet; thence North 89°17'31" West, a distance of 573.12 feet; thence North 00°42'29" East, a distance of 239.16 feet to the point of beginning.

Contains – 153,921.67 square feet or 3.53 acres more or less

**Such property is more easily described as 41.76+ acres located at approximately 12419 A Hwy.**

**Applicant: Steve Warger, representing Conrad and Shannon Stumpfenhaus (Case.: July 22-143RZ/P).**

**6. A request for a Conditional Use Permit (CUP) for a Group Day Care on Agriculturally (AG) zoned property, legally described a:**

Legal Description:

A part of the East one half of the Northeast Quarter of Section 23, Township 52, Range 31, in Clay County, Missouri, described as follows: Beginning at a point in the West line of the East one half of the Southeast Quarter of the Northeast Quarter of Section 23, Township 52, Range 31, and 282.03 feet North of a point in said West line intersects the North line of the Right of Way of state route number 69, thence North on the said West line a distance of 356.5 feet to the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 23; thence East on the North line of the Southeast Quarter a distance 951.1 feet to a point where said North line intersects the North line of the Right of Way of State route number 69; thence in a

Southwesterly direction along the North line of said Right of Way a distance of 902.7 feet to an iron pin; thence North a distance of 140.6 feet to an iron pin; thence West a distance of 206.15 feet to the point of beginning, EXCEPT that part in roads, if any.

**Such property is more easily described as 5.97± acres located at approximately 19414 NE 69 Hwy. Applicants: John and Carol Kilpatrick (Case.: July 22-143CUP).**

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 June 29<sup>th</sup>. The comments can be mailed to 234 W. Shrader Street Suite C Liberty, MO 64068 or emailed to [pandz@claycountymo.gov](mailto: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.