

PUBLIC NOTICE

The Clay County Planning and Zoning Commission will hold a public hearing on February 2nd, 2021. This meeting will be held via video conference on the following requests:

1. **A request for rezoning from Agricultural (AG) District to Residential Ranchette (R-5) District for proposed Lot 1 of Meyers Creek with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) legally described as:**

Description for Lot 1, Rezoning from Agricultural (AG) District to Residential Ranchette (R-5) District

That portion of the S1/2 of the NE1/4 of Section 3, Township 53 North of the Baseline, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the SW corner of the S1/2 of the NE1/4 of Section 3; thence S89°38' 01"E, a distance of 30.04 feet to the easterly right of way line of Missouri Highway 33 and the Point of Beginning of said portion herein described; thence N00°50'53"E, along said easterly right of way line, a distance of 555.68 feet; thence S89°38'01"E, a distance of 120.00 feet; thence N42°12'40"E, a distance of 252.65 feet; thence S56°03'31"W, a distance of 98.97 feet; thence S41°54'31"E, a distance of 180.40 feet; thence S02°17'13"W, a distance of 555.98 feet; thence N89°38'01"W, a distance of 478.39 feet to the Point of Beginning. Said portion contains 7.05 acres

Description for Lot 1, Rezoning to Agricultural Land Preservation (ALP) Preservation Overlay District (POD)

That portion of the S1/2 of the NE1/4 of Section 3, Township 53 North of the Baseline, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the SW corner of the S1/2 of the NE1/4 of Section 3; thence S89°38' 01"E, a distance of 30.04 feet to the easterly right of way line of Missouri Highway 33; thence N00°50'53"E, along said easterly right of way line, a distance of 555.68 feet; thence S89°38'01"E, a distance of 120.00 feet the Point of Beginning of said portion herein described; thence N42°12'40"E, a distance of 252.65 feet; thence S56°03'31"W, a distance of 98.97 feet; thence S41°54'31"E, a distance of 180.40 feet; thence S02°17'13"W, a distance of 106.52 feet; thence N89°38'01"W, a distance of 369.68 feet; thence N00°50'23"E, a distance of 106.46 feet; to the Point of Beginning. Said portion contains 1.76 acres.

Such property is more easily described as 7.05± acres located at approximately 18911 33 Highway. Applicant: Richard R. Meyers (Case No: January 21-103RZ/P)

2. **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 property legally described as:**

Rezoning description from Agricultural (AG) District to Residential Rural (R-1) District

A Part Of The Southwest Quarter Of Section 14, Township 52 North, Range 31 West, Clay County, Missouri. Being More Particularly Described As Follows:
Commencing At The West Quarter Corner Of Section 14; Thence South 00 Degrees 06 Minutes 30 Seconds West Along The West Line Of The Southwest Quarter 754.47 Feet To The Southerly Boundary Line Of The Survey As Recorded In Cabinet E Page 143 And Deed Book 7017 Page 144 Along The Following Described Calls And Being The Point Of Beginning.
Thence South 73 Degrees 29 Minutes 00 Seconds East 485.99 Feet; Thence North 53 Degrees 35 Minutes 51 Seconds East 49.35 Feet; Thence North 80 Degrees 54 Minutes 49 Seconds East 34.79 Feet; Thence South 77 Degrees 21 Minutes 30 Seconds East 72.07 Feet; Thence South 61 Degrees 10 Minutes 23 Seconds East 31.54 Feet; Thence South 28 Degrees 29 Minutes 45 Seconds East 37.14 Feet; Thence South 61 Degrees 10 Minutes 23 Seconds East 31.54 Feet; Thence South 51 Degrees 41 Minutes 11 Seconds East 37.88 Feet; Thence South 34 Degrees 13 Minutes 04 Seconds East 57.85 Feet; Thence South 09 Degrees 14 Minutes 46 Seconds East 103.47 Feet; Thence South 87 Degrees 00 Minutes 10 Seconds East 58.13 Feet; Thence North 73 Degrees 04 Minutes 50 Seconds East 57.71 Feet; Thence North 49 Degrees 57 Minutes 17 Seconds East 98.72 Feet; Thence North 34 Degrees 31 Minutes 15 Seconds East 120.01 Feet; Thence North 15 Degrees 28 Minutes 36 Seconds East 93.96 Feet; Thence North 22 Degrees 58 Minutes 05 Seconds East 168.22 Feet; Thence North 43 Degrees 07 Minutes 22 Seconds East 62.22 Feet; Thence North 26 Degrees 03 Minutes 24 Seconds East 245.24 Feet; Thence North 15 Degrees 03 Minutes 35 Seconds East 185.43 Feet; Thence North 63 Degrees 07 Minutes 26 Seconds East 52.00 Feet; Thence South 78 Degrees 29 Minutes 47 Seconds East 46.10 Feet; Thence South 53 Degrees 32 Minutes 10 Seconds East 158.54 Feet; Thence South 37 Degrees 18 Minutes 08 Seconds East 121.07 Feet; Thence South 21 Degrees 04 Minutes 20 Seconds East 71.64 Feet; Thence South 49 Degrees 27 Minutes 26 Seconds East 47.06 Feet; Thence South 77 Degrees 32 Minutes 25 Seconds East 30.78 Feet; Thence North 84 Degrees 34 Minutes 43 Seconds East 167.82 Feet; Thence North 54 Degrees 41 Minutes 41 Seconds East 120.23 Feet; Thence North 14 Degrees 42 Minutes 22

Seconds East 30.33 Feet; Thence North 06 Degrees 11 Minutes 53 Seconds West 168.02 Feet; Thence North 02 Degrees 50 Minutes 31 Seconds East 58.96 Feet; Thence North 64 Degrees 02 Minutes 35 Seconds East 265.46 Feet; Thence North 82 Degrees 58 Minutes 39 Seconds East 196.63 Feet; Thence North 65 Degrees 15 Minutes 43 Seconds East 186.67 Feet To The North Line Of The Southwest Quarter; Thence North 89 Degrees 12 Minutes 58 Seconds East Along The North Line Of The Southwest Quarter 81.14 Feet To The East Line Of The Center Of Section; Thence South 00 Degrees 03 Minutes 00 Seconds West Along Said East Line Of The Southwest Quarter 90.15 Feet To The Northerly Right-Of-Way Of 122nd/ Street And Moffit Road As Now Located And Along The Following Described Calls; Thence Along A 426.83 Foot Radius Curve To The Left And Said Right-Of-Way 186.28 Feet, Said Curve Having A Chord Bearing Of South 12 Degrees 33 Minutes 06 Seconds West And A Chord Dimension Of 184.80 Feet; Thence South 00 Degrees 02 Minutes 58 Seconds West 660.75 Feet; Thence Along A 310.00 Foot Radius Curve To The Right And Said Right-Of-Way 318.50 Feet, Said Curve Having A Chord Bearing Of South 29 Degrees 28 Minutes 58 Seconds West And A Chord Dimension Of 304.68 Feet; Thence South 58 Degrees 54 Minutes 59 Seconds West 212.19 Feet; Thence Along A 360.00 Foot Radius Curve To The Right And Said Right-Of-Way 191.21 Feet, Said Curve Having A Chord Bearing Of South 74 Degrees 07 Minutes 55 Seconds West And A Chord Dimension Of 188.97 Feet; Thence South 89 Degrees 20 Minutes 52 Seconds West 623.64 Feet; Thence Along A 205.00 Foot Radius Curve To The Left And Said Right-Of-Way 183.22 Feet, Said Curve Having A Chord Bearing Of South 63 Degrees 44 Minutes 36 Seconds West And A Chord Dimension Of 177.18 Feet; Thence South 38 Degrees 08 Minutes 20 Seconds West 41.63 Feet; Thence Along A 225.15 Foot Radius Curve To The Right And Said Right-Of-Way 99.65 Feet, Said Curve Having A Chord Bearing Of South 50 Degrees 47 Minutes 29 Seconds West And A Chord Dimension Of 98.84 Feet; Thence Along A 768.00 Foot Radius Curve To The Left And Said Right-Of-Way 124.67 Feet, Said Curve Having A Chord Bearing Of South 58 Degrees 49 Minutes 13 Seconds West And A Chord Dimension Of 124.53 Feet; Thence South 54 Degrees 31 Minutes 15 Seconds West 523.98 Feet; Thence South 41 Degrees 20 Minutes 24 Seconds West 582.21 Feet; Thence Along A 60.00 Foot Radius Curve To The Right And Said Right-Of-Way 44.77 Feet, Said Curve Having A Chord Bearing Of South 62 Degrees 43 Minutes 05 Seconds West And A Chord Dimension Of 43.74 Feet; Thence South 84 Degrees 05 Minutes 46 Seconds West 242.95 Feet To The West Line Of The Southwest Quarter Being The East Line Of Holmes Creek Subdivision As Per Plat Book 24 Page 42; Thence North 00 Degrees 06 Minutes 30 Seconds East Departing Said Right-Of-Way And Along Said Line 1598.72 Feet; To The Point Of Beginning Containing 63.58 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Description for Lot 1, Rezoning to Agricultural Land Preservation (ALP)
Preservation Overlay District (POD)

ALP of Lot 1, Holmes Hills Estates (33%)

A Part of Lot 1, Of Holmes Hills Estates, A Subdivision To Be Recorded In Clay County, Missouri. Being More Particularly Described As Follows:

Beginning At The Southwest Corner Of Lot 1; Thence North 00 Degrees 06 Minutes 30 Seconds East Along The West Line Of Said Lot 1 A Distance Of 1568.55 Feet To The Northwest Corner Of Said Lot; Thence South 73 Degrees 29 Minutes 00 Seconds East 122.66 Feet To The Northeast Corner Of Said Lot; Thence South 14 Degrees 12 Minutes 47 Seconds East 1325.74 Feet To The Southeast Corner Of Said Lot; Thence South 41 Degrees 20 Minutes 24 Seconds West 9.09 Feet To The Utility Easement Of Said Lot; Thence North 14 Degrees 12 Minutes 47 Seconds West Along Said Line 648.93 Feet To The Zone 2 Set Back And Following Described Calls; Thence South 83 Degrees 40 Minutes 02 Seconds West 70.15 Feet; Thence North 86 Degrees 56 Minutes 11 Seconds West 194.64 Feet To The Utility Easement; South 00 Degrees 06 Minutes 30 Seconds West Along Said Easement 871.87 Feet; Thence South 84 Degrees 05 Minutes 46 Seconds West 15.08 Feet To The Point Of Beginning Containing 3.55 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Description for Lot 2, Rezoning to Agricultural Land Preservation (ALP)
Preservation Overlay District (POD)

ALP of Lot 2, Holmes Hills Estates (38%)

A Part of Lot 2, Of Holmes Hills Estates, A Subdivision To Be Recorded In Clay County, Missouri. Being More Particularly Described As Follows:

Beginning At The Southwest Corner Of Lot 2; Thence North 14 Degrees 12 Minutes 47 Seconds West Along The West Line Of Said Lot 1325.74 Feet To The Northwest Corner Thereof; Thence South 73 Degrees 29 Minutes 00 Seconds East 363.33 Feet To The Centerline Of Holmes Creek And Following It Meandering To The Northeast Corner Thereof; Thence South 13 Degrees 32 Minutes 51 Seconds East 942.31 Feet To The Southeast Corner Thereof; Thence South 54 Degrees 31 Minutes 15 Seconds West 8.09 Feet To A Utility Easement Of Said Lot; Thence North 13 Degrees 32 Minutes 51 Seconds West 533.70 Feet To The Southerly Line Of Zone 2 Set Back Easement And Following It Southwesterly To The Utility Easement East 7.5 Feet Of The West Line Of Said Lot 2; Thence South 14 Degrees 12 Minutes 47 Seconds East Along Said Utility Easement 672.94 Feet; Thence South 41 Degrees 20 Minutes 24 Seconds West 9.09 Feet To The Point Of Beginning Containing 4.05 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Description for Lot 3, Rezoning to Agricultural Land Preservation (ALP)
Preservation Overlay District (POD)

ALP of Lot 3, Holmes Hills Estates (30%)

A Part of Lot 3, Of Holmes Hills Estates, A Subdivision To Be Recorded In Clay County, Missouri. Being More Particularly Described As Follows:

Beginning At The Southwest Corner Of Lot 3; Thence North 13 Degrees 32 Minutes 51 Seconds West Along The West Line Thereof 942.31 Feet To The Northwest Corner Of Said Lot And Northeasterly Following Holmes Creek To The Northeast Corner Of Said Lot 3; Thence South 22 Degrees 54 Minutes 55 Seconds East Along The East Line Of Said Lot 745.13 Feet To The Southwest Corner Thereof; Thence South 84 Degrees 20 Minutes 35 Seconds West 7.58 Feet; Thence North 23 Degrees 04 Minutes 47 Seconds West 347.36 Feet; Thence South 72 Degrees 46 Minutes 15 Seconds West 669.42 Feet; Thence South 13 Degrees 32 Minutes 51 Seconds East 582.95 Feet; Thence South 54 Degrees 31 Minutes 15 Seconds West 8.09 Feet; To The Point Of Beginning Containing 3.18 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Description for Lot 4, Rezoning to Agricultural Land Preservation (ALP)
Preservation Overlay District (POD)

ALP of Lot 4, Holmes Hills Estates (30%)

A Part of Lot 4, Of Holmes Hills Estates, A Subdivision To Be Recorded In Clay County, Missouri. Being More Particularly Described As Follows:

Beginning At The Southwest Corner Of Lot 4; Thence North 22 Degrees 54 Minutes 55 Seconds West Along The West Line Thereof 745.13 Feet To The Northwest Corner Of Said Lot; Thence Following Holmes Creek Northeasterly To The Northeast Corner Of Lot 4; Thence South 15 Degrees 40 Minutes 05 Seconds East Along The East Line Of Said Lot 869.70 Feet To The Southeast Corner Thereof; Thence South 89 Degrees 20 Minutes 52 Seconds West 7.77 Feet; Thence North 15 Degrees 40 Minutes 05 Seconds West 761.54 Feet; Thence North 77 Degrees 32 Minutes 25 Seconds West 20.67 Feet; Thence North 49 Degrees 27 Minutes 26 Seconds West 58.39 Feet; Thence South 69 Degrees 32 Minutes 03 Seconds West 393.38 Feet; Thence South 43 Degrees 07 Minutes 22 Seconds West 38.18 Feet; Thence South 23 Degrees 03 Minutes 24 Seconds East 668.31 Feet; Thence South 86 Degrees 30 Minutes 54 Seconds West 7.96 Feet; To The Point Of Beginning Containing 3.17 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Description for Lot 5, Rezoning to Agricultural Land Preservation (ALP)
Preservation Overlay District (POD)

ALP of Lot 5, Holmes Hills Estates (30%)

A Part of Lot 5, Of Holmes Hills Estates, A Subdivision To Be Recorded In Clay County, Missouri. Being More Particularly Described As Follows:

Beginning At The Southwest Corner Of Lot 5; Thence North 15 Degrees 40 Minutes 05 Seconds West Along The West Line Thereof 869.70 Feet To The Northwest Corner Of Said Lot 5; Thence Northeasterly Along The Centerline Of Holmes Creek To The Northeast Corner Of Said Lot 5; Thence South 42 Degrees 40 Minutes 13 Seconds East Along The East Line Of Said Lot 858.70 Feet To The Southeast Corner Thereof; Thence South 35 Degrees 05 Minutes 39 Seconds West 7.67 Feet; Thence North 42 Degrees 40 Minutes 13 Seconds West 530.84 Feet; Thence South 66 Degrees 14 Minutes 09 Seconds West 471.81 Feet; Thence South 15 Degrees 40 Minutes 05 Seconds East 465.23 Feet; Thence South 89 Degrees 20 Minutes 52 Seconds West 7.77 Feet; To The Point Of Beginning Containing 3.18 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Description for Lot 6, Rezoning to Agricultural Land Preservation (ALP)
Preservation Overlay District (POD)

ALP of Lot 6, Holmes Hills Estates (30%)

A Part of Lot 6, of Holmes Hills Estates, A Subdivision To Be Recorded In Clay County, Missouri. Being More Particularly Described As Follows:

Beginning At The Southwest Corner Of Lot 6; Thence North 42 Degrees 40 Minutes 13 Seconds West Along The West Line Thereof 858.70 Feet To The Northwest Corner Of Said Lot 6; Thence Northeasterly Along The Centerline Of Holmes Creek To The Intersection Of The North Line Of The Southwest Quarter; Thence North 89 Degrees 12 Minutes 58 Seconds East Along Said North Line 81.14 Feet To The Center Of Section 14; Thence South 00 Degrees 03 Minutes 04 Seconds West Along The East Line Of The Southwest Quarter 15.00 Feet; Thence South 89 Degrees 12 Minutes 58 Seconds West 15.88 Feet; Thence South 49 Degrees 35 Minutes 54 Seconds West 790.64 Feet; Thence South 42 Degrees 40 Minutes 13 Seconds East 777.95 Feet; Thence South 33 Degrees 40 Minutes 18 Seconds West 7.72 Feet; To The Point Of Beginning Containing 3.18 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Such property is more easily described as 63.58± acres located at approximately the northwest corner of NE 122nd Street and Moffitt Road. Applicant: Dirk Talley Show-Me-Real Estate, representing Chris Ross, Ivy Bend Properties, LLC (Case No: February 21-107RZP).

3. **In accordance with Section 151-1.11 of the 2011 Clay County, Missouri Land Development Code the Planning and Zoning Commission will conduct a public hearing for consideration of approval of the 2020 Zoning Map, which includes approved rezoning applications from January 1, 2020 through December 31, 2020. The applicant is Clay County (Case No: February 21-109A)**

Members of the public are encouraged to submit written comments for the above cases to the Planning & Zoning Department prior to February 2nd. 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. The link to join the video conference and the staff reports may be found on the Clay County Planning and Zoning website: <https://www.claycountymo.gov/departments/public-services/planning-zoning>