

PUBLIC NOTICE

The Clay County Planning and Zoning Commission will hold a public hearing on February 1st, 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 Ranchette (R-5) District for ONLY proposed lots 1-3 and Residential Rural (R-1) District for ONLY proposed lot 4 with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for ONLY lots 2-4 on property legally described as:**

LEGAL DESCRIPTIONS:

Lot 1:

Commencing at the Center of Section 19, Township 53 North, Range 31 West, Clay County, Missouri; thence with the North line of the Southeast Quarter of said Section 19 South 89 degrees 52 minutes 54 seconds East, 197.52 feet; thence departing from said line South 00 degrees 15 minutes 07 seconds West, 696.10 feet to the Point of Beginning; thence continuing South 00 degrees 15 minutes 07 seconds West, 580.80 feet; thence departing from said line North 89 degrees 55 minutes 25 seconds West, 375.00 feet; thence North 00 degrees 15 minutes 07 seconds East, 580.80 feet; thence South 89 degrees 55 minutes 25 seconds East, 375.00 feet to the Point of Beginning.

The above described tract of land contains 5.00 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

Lot 2:

Commencing at the Center of Section 19, Township 53 North, Range 31 West, Clay County, Missouri; thence with the North line of the Southeast Quarter of said section South 89 degrees 52 minutes 54 seconds East, 197.52 feet; thence departing from said line South 00 degrees 15 minutes 07 seconds West, 430.52 feet to the Point of Beginning; thence continuing South 00 degrees 15 minutes 07 seconds West, 265.58 feet; thence departing from said line North 89 degrees 55 minutes 25 seconds West, 375.00 feet; thence South 00 degrees 15 minutes 07 seconds West, 580.80 feet; thence North 89 degrees 55 minutes 25 seconds West, 400.00 feet; thence North 00 degrees 13 minutes 43 seconds East, 522.97 feet; thence North 54 degrees 31 minutes 35 seconds East, 178.80 feet; thence North 00 degrees 13 minutes 43 seconds East, 220.59 feet; thence South 89 degrees 49 minutes 12 seconds East, 630.15 feet to the Point of Beginning.

The above described tract of land contains 9.17 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

Lot 3:

Commencing at the Center of Section 19, Township 53 North, Range 31 West, Clay County, Missouri; thence with the North line of the Southeast Quarter of said section South 89 degrees 52 minutes 54 seconds East, 197.52 feet; thence departing from said line South 00 degrees 15 minutes 07 seconds West, 430.52 feet; thence North 89 degrees 49 minutes 12 seconds West, 630.15 feet to the Point of Beginning; thence South 00 degrees 13 minutes 43 seconds West, 220.59 feet; thence South 54 degrees 31 minutes 35 seconds West, 178.80 feet; thence South 00 degrees 13 minutes 43 seconds West, 522.97 feet; thence North 89 degrees 55 minutes 25 seconds West, 123.63 feet; thence 318.93 feet by arc distance along a curve to the right having a radius of 270.27 feet and a chord bearing and distance of North 44 degrees 22 minutes 34 seconds West, 300.74 feet; thence North 00 degrees 13 minutes 43 seconds East, 492.48 feet; thence North 90 degrees 00 minutes 00 seconds East, 49.44 feet; thence North 47 degrees 33 minutes 55 seconds East, 208.35 feet; thence South 89 degrees 49 minutes 12 seconds East, 277.35 feet to the Point of Beginning.

The above described tract of land contains 6.71 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

Lot 4:

Beginning at the Center of Section 19, Township 53 North, Range 31 West, Clay County, Missouri; thence with the North line of the Southeast Quarter of said section South 89 degrees 52 minutes 54 seconds East, 197.52 feet; thence departing from said line South 00 degrees 15 minutes 07 seconds West, 430.52 feet; thence North 89

degrees 49 minutes 12 seconds West, 907.50 feet; thence South 47 degrees 33 minutes 55 seconds West, 208.35 feet; thence North 90 degrees 00 minutes 00 seconds West, 49.44 feet; thence North 00 degrees 13 minutes 43 seconds East, 254.42 feet; thence 148.90 feet by arc distance along a curve to the left having a radius of 316.45 feet and a chord bearing and distance of North 11 degrees 30 minutes 13 seconds West, 147.53 feet; thence North 00 degrees 13 minutes 43 seconds East, 172.63 feet to a point on the North line of the Southwest Quarter of said Section 19; thence along said line South 89 degrees 49 minutes 12 seconds East, 942.81 feet to the Point of Beginning.

The above described tract of land contains 11.53 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

ALP DESCRIPTIONS:

Lot 2 ALP DESCRIPTION:

Commencing at the Center of Section 19, Township 53 North, Range 31 West, Clay County, Missouri; thence with the North line of the Southeast Quarter of said section South 89 degrees 52 minutes 54 seconds East, 197.52 feet; thence departing from said line South 00 degrees 15 minutes 07 seconds West, 696.10 feet; thence North 89 degrees 55 minutes 25 seconds West, 375.00 feet; thence South 00 degrees 15 minutes 07 seconds West, 331.73 feet to the Point of Beginning; thence continuing South 00 degrees 15 minutes 07 seconds West, 249.07 feet; thence North 89 degrees 55 minutes 25 seconds West, 400.00 feet; thence North 00 degrees 13 minutes 43 seconds East, 249.07 feet; thence South 89 degrees 55 minutes 25 seconds East, 400.10 feet to the Point of Beginning.

The above described tract of land contains 2.29 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

Lot 3 ALP DESCRIPTION:

Commencing at the Center of Section 19, Township 53 North, Range 31 West, Clay County, Missouri; thence with the North line of the Southeast Quarter of said section South 89 degrees 52 minutes 54 seconds East, 197.52 feet; thence departing from said line South 00 degrees 15 minutes 07 seconds West, 430.52 feet; thence North 89 degrees 49 minutes 12 seconds West, 907.50 feet; thence South 47 degrees 33 minutes 55 seconds West, 162.04 feet to the Point of Beginning; thence South 00 degrees 13 minutes 43 seconds West, 515.44 feet; thence 205.42 feet by arc distance along a curve to the left having a radius of 186.77 feet and a chord bearing and distance of South 44 degrees 16 minutes 46 seconds East, 195.22 feet; thence South 89 degrees 55 minutes 25 seconds East, 114.46 feet; thence South 00 degrees 13 minutes 43 seconds West, 83.50 feet; thence North 89 degrees 55 minutes 25 seconds West, 123.63 feet; thence 318.93 feet by arc distance along a curve to the right having a radius of 270.27 feet and a chord bearing and distance of North 44 degrees 22 minutes 34 seconds West, 300.74 feet; thence North 00 degrees 13 minutes 43 seconds East, 492.48 feet; thence North 90 degrees 00 minutes 00 seconds East, 49.44 feet; thence North 47 degrees 33 minutes 55 seconds East, 46.31 feet to the Point of Beginning.

The above described tract of land contains 1.68 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

Lot 4 ALP DESCRIPTION:

Commencing at the Center of Section 19, Township 53 North, Range 31 West, Clay County, Missouri; thence with the North line of the Southwest Quarter of said section North 89 degrees 49 minutes 12 seconds West, 619.53 feet to the Point of Beginning; thence departing from said line South 00 degrees 10 minutes 48 seconds West, 430.31 feet; thence North 89 degrees 49 minutes 12 seconds West, 91.00 feet; thence South 47 degrees 33 minutes 55 seconds West, 208.35 feet; thence North 90 degrees 00 minutes 00 seconds West, 49.44 feet; thence North 00 degrees 13 minutes 43 seconds East, 254.42 feet; thence 148.90 feet by arc distance along a curve to the left having a radius of 316.45 feet and a chord bearing and distance of North 11 degrees 30 minutes 13 seconds West, 147.53 feet; thence North 00 degrees 13 minutes 43 seconds East, 172.63 feet; thence South 89 degrees 49 minutes 12 seconds East, 323.29 feet to the Point of Beginning.

The above described tract of land contains 3.46 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

Such property is more easily described as 32.41+ acres located at approximately 12414 NE 162nd Street. Applicants: Richard B. and Linda M. Schmidt. (Case No.: February 22- 108RZ/P).

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

PROPERTY DESCRIPTION

Lot 1:

A TRACT OF LAND SITUATED IN SECTION 30, TOWNSHIP 52, RANGE 30 IN CLAY COUNTY, MISSOURI. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE N 89°49'17" W, A DISTANCE OF 627.96 FEET TO THE POINT OF BEGINNING; THENCE N 89°49'17" W, A DISTANCE OF 1156.13 FEET; THENCE S 0°09'31" W, A DISTANCE OF 382.88 FEET; THENCE S 89°41'59" E, A DISTANCE OF 1014.64 FEET; THENCE N 47°02'37" W, A DISTANCE OF 82.43 FEET; THENCE N 17°15'35" E, A DISTANCE OF 113.15 FEET; THENCE N 40°40'45" E, A DISTANCE OF 52.12 FEET; THENCE S 76°03'15" E, A DISTANCE OF 99.13 FEET; THENCE N 26°04'57" E, A DISTANCE OF 42.47 FEET; THENCE N 12°19'59" W, A DISTANCE OF 82.98 FEET; THENCE N 24°00'44" E, A DISTANCE OF 93.69 FEET TO THE POINT OF BEGINNING.

Lot 2:

A TRACT OF LAND SITUATED IN SECTION 30, TOWNSHIP 52, RANGE 30 IN CLAY COUNTY, MISSOURI. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE S 0°14'01" W, A DISTANCE OF 155.00 FEET; THENCE N 89°49'17" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°49'17" W, A DISTANCE OF 117.44 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 166.71 FEET; THENCE S 55°29'29" W, A DISTANCE OF 146.79 FEET; THENCE S 73°06'27" W, A DISTANCE OF 82.44 FEET; THENCE S 26°04'57" W, A DISTANCE OF 168.17 FEET; THENCE S 89°41'59" E, A DISTANCE OF 544.86 FEET; THENCE N 0°13'32" E, A DISTANCE OF 206.61 FEET TO THE POINT OF BEGINNING.

ALP Description for lot 2:

A TRACT OF LAND SITUATED IN SECTION 30, TOWNSHIP 52, RANGE 30 IN CLAY COUNTY, MISSOURI. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE S 0°14'01" W, A DISTANCE OF 386.67 FEET; THENCE N 89°41'59" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°41'59" W, A DISTANCE OF 738.95 FEET; THENCE N 47°02'37" W, A DISTANCE OF 82.43 FEET; THENCE N 17°15'35" E, A DISTANCE OF 113.15 FEET; THENCE N 40°40'45" E, A DISTANCE OF 52.12 FEET; THENCE S 76°03'15" E, A DISTANCE OF 99.13 FEET; THENCE N 26°04'57" E, A DISTANCE OF 42.47 FEET; THENCE N 12°19'59" W, A DISTANCE OF 82.98 FEET; THENCE N 24°00'44" E, A DISTANCE OF 93.69 FEET; THENCE S 89°49'17" E, A DISTANCE OF 243.84 FEET; THENCE S 33°00'50" E, A DISTANCE OF 55.05 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 76.10 FEET; THENCE S 55°29'29" W, A DISTANCE OF 146.79 FEET; THENCE S 73°06'27" W, A DISTANCE OF 82.44 FEET; THENCE S 26°04'57" W, A DISTANCE OF 168.17 FEET; THENCE S 89°41'59" E, A DISTANCE OF 544.86 FEET THENCE S 0°18'01" W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

Such property is more easily described as 13.54+ acres located at approximately 21411 NE 112th Street. Applicant: Bryce Noone, representing Clay 135, LLC. (Case No.: February 22- 110RZ/P).

3. A request for rezoning from Agricultural (AG) District to Residential Ranchette (R-5) District for ONLY proposed lots 1-4 and Residential Rural (R-1) District for ONLY proposed lot 5 with an

Agricultural Land Preservation (ALP) Preservation Overlay District (POD) on property legally described as:

Lot 1

All that part of the Northeast Quarter of Section 23, Township 53, Range 32, Clay County, Missouri, described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 23, said point also being the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 89 degrees 36 minutes 21 seconds West along the South line of the Southwest Quarter of the Northeast Quarter of said Section 23, a distance of 476.00 feet; thence North 00 degrees 02 minutes 57 seconds East and parallel to the East line of the Southwest Quarter of Northeast Quarter of said Section 23, a distance of 500.00 feet; thence South 89 degrees 36 minutes 21 seconds East and parallel to the South line of the Southwest Quarter of the Northeast Quarter of said Section 23, a distance of 476.00 feet to the East line of the Southwest Quarter of the Northeast Quarter of said Section 23, also being the West line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence South 00 degrees 02 minutes 57 seconds West, along said line, a distance of 500.00 feet to the Point of Beginning.

Lots 2-5

All that part of the Northeast Quarter of Section 23, Township 53, Range 32, Clay County, Missouri, described as follows: Beginning at the Southeast corner of the Northeast Quarter of said Section 23; thence North 89 degrees 36 minutes 21 seconds West along the South line of the Southeast Quarter of the Northeast Quarter of said Section 23, a distance of 1326.22 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 23, thence North 00 degrees 02 minutes 57 seconds East, along said line, a distance of 1192.33 feet, to the North line of the South 36.25 Acres of the Southeast Quarter of the Northeast Quarter of said Section 23; thence South 89 degrees 36 minutes 21 seconds East and parallel to the South line of the Southeast Quarter of the Northeast Quarter of said Section 23, a distance of 1322.54 feet to the East line of the Northeast Quarter of said Section 23; thence South 00 degrees 07 minutes 47 seconds East along said line, a distance of 1192.36 feet to the Point of Beginning.

ALP LOT 1

All the West 38.00 feet and all of the East 50.00 feet of Lot 1, McPhee Meadow Estates, a subdivision of land in Clay County, Missouri. Said Tract Contains 1.00 Acres More or Less.

ALP LOT 2

All the North 66.00 feet and all of the East 40.00 feet of Lot 2, McPhee Meadow Estates, a subdivision of land in Clay County, Missouri. Said Tract Contains 1.42 Acres More or Less.

ALP LOT 3

All the East 180.00 feet of Lot 3, McPhee Meadow Estates, a subdivision of land in Clay County, Missouri. Said Tract Contains 1.40 Acres More or Less.

ALP LOT 4

All the West and South 50.00 feet of Lot 4, McPhee Meadow Estates, a subdivision of land in Clay County, Missouri. Said Tract Contains 1.11 Acres More or Less.

ALP LOT 5

All that part of Lot 5, McPhee Meadow Estates, a subdivision of land in Clay County, Missouri, described as follows: Beginning at the Northwest corner of said Lot 5; thence South 29 degrees 31 minutes 50 seconds East, a distance of 1066.98 feet; thence South 59 degrees 26 minutes 10 seconds West, a distance of 105.00 feet; thence North 30 degrees 33 minutes 50 seconds West, a distance of 500.00 feet; thence South 00 degrees 07 minutes 45 seconds East, a distance of 195.00 feet; thence North 89 degrees 36 minutes 21 seconds West, a distance of 180.01 feet to the West line of said Lot 5; thence North 00 degrees 07 minutes 45 seconds West, along said line, a distance of 745.00 feet, to the Point of Beginning.

Such property is more easily described as 38.97+ acres located at approximately NE 164th Street and Francis Road. Applicant: Kyle McPhee, representing Grassfed KC, LLC (Case No.: February 22- 112RZ/P).

4. 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 February 1st, and March 1st, 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 March 1st, 2022 meeting. (Case No: February 22-114A)

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 January 26th. 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 meeting will be live streamed; to view the meeting go to <https://www.claycountymo.gov> .