



Board of Aldermen Request for Action

MEETING DATE: 6/3/2025

DEPARTMENT: Development

AGENDA ITEM: Resolution 1473 – Final Plat – Clay Creek Meadows First Plat

REQUESTED BOARD ACTION:

A motion to approve Resolution 1473, authorizing the Final Plat for Clay Creek Meadows First Plat.

SUMMARY:

Clay Creek Meadows is the 216 Unit development between Lake Meadows Drive and W Highway, just west of Clay Creek. The Preliminary Plat for this subdivision was approved on October 1, 2024 by Resolution 1408. This Final Plat is for 13 single-family detached lots along Lake Meadows Drive.

PREVIOUS ACTION:

The Preliminary Plat for Clay Creek Meadows was approved on October 1, 2024 by Resolution 1416.

POLICY OBJECTIVE:

Increase housing density in accordance with the Comprehensive Plan requirements

FINANCIAL CONSIDERATIONS:

n/a

ATTACHMENTS:

- ☐ Ordinance
- ☒ Resolution
- ☒ Staff Report
- ☐ Other:

- ☐ Contract
- ☒ [Plans](#)
- ☐ Minutes

RESOLUTION 1473

A RESOLUTION AUTHORIZING THE FINAL PLAT FOR CLAY CREEK MEADOWS FIRST PLAT

WHEREAS, the Planning Commission recommended approval of the Preliminary Plat for this subdivision on August 13, 2024; and

WHEREAS, the Board of Aldermen adopted the recommendation and Passed Resolution 1408 on October 1, 2024 approving the Preliminary Plat; and

WHEREAS, the developer submitted a proposed Final Plat for a portion of the approved area, along with construction plans for public infrastructure; and

WHEREAS, pursuant to Section 425.285 of the Code, the City staff and Engineers reviewed the submittal for compliance with the Preliminary Plat and determined the proposed Final Plat does not substantially deviate from the approved Preliminary Plat.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF
THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:**

**THAT THE FINAL PLAT FOR CLAY CREEK MEADOWS FIRST PLAT IS
HEREBY APPROVED AND MAY BE RELEASED FOR RECORDING WHEN
425.320 OF THE CODE IS MET.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 3rd day of June, 2025.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



May 9, 2025

Final Plat for portions of Clay County Parcel Id # 01-903-00-01-006.00

Application for a Plat Approval – Clay Creek Meadows First Plat Final Plat– 13 lots

Code Sections:

425.285.A.5

Final Plat Approval

Property Information:

Address:

N. 169 Hwy and W Hwy

Owner:

Clay Creek Meadows LLC

Current Zoning:

R-1D

GENERAL DESCRIPTION:

The property is located south of W Hwy, east of 169 Hwy, north of Lake Meadows Dr. and east of Corbyn Ln. On October 1, 2024, the Board of Aldermen approved the Preliminary Plat for the Clay Creek Meadows subdivision. The approval included a multi-phase subdivision, with Phase I (submitted here) to start with 13 lots for development of single-family detached housing. The Park Fees for this development were recently allowed to be satisfied with the construction of a parking lot for the Splash Pad.

The City's engineers and City staff have reviewed Final Plat document and have certified that the proposed Final Plat for Clay Creek Meadows First Plat does not substantially deviate from the approved Preliminary Plat in accordance with Section 425.285.A.5.b of the Code of Ordinances and will be recordable upon compliance with Section 425.320 pertaining to bonds and acceptance of improvements.

GUIDELINES FOR REVIEW – SINGLE PHASE SUBDIVISION FINAL PLATS *See 425.285.A.5.*

The final plat shall conform as closely as possible to the approved preliminary plat with no substantial deviations from said plat.

The proposed Final Plat for Clay Creek Meadows First Plat subdivision does not deviate from the approved Preliminary Plat as approved by Resolution 1408 of the Board of Aldermen.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat based upon adherence to the condition that the Plat not be released for recording until such time as all outstanding review invoices have been paid, and any construction required is bonded to ensure performance.

Respectfully Submitted,

/s/ Jack Hendrix

Director of Development

COORDINATE TABLE
BEARINGS AND COORDINATES ARE BASED ON MISSOURI COORDINATE SYSTEM 1983,
WESTERN ZONE AT KANSAS CITY. CONTROL MONUMENT CL 14-2820
FACTOR=0.9999992. COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.

N65°29'39"W
2029.45'

POINT OF
COMMENCEMENT
NORTHEAST CORNER OF
THE SOUTHEAST QUARTER
OF SECTION 35-54-33
FOUND 1 1/2" BAR

SURVEY NOTES:
1. THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
2. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PRELIMINARY PLAT OF CLAY CREEK MEADOWS.
3. THE BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT.
4. THIS SURVEY DOES NOT RECTIFY ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR. THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE. SUBSURFACE CONDITIONS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND ZONING OR OTHER LAND USE REGULATIONS.
5. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.
6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 26 OF 350, MAP NUMBER 29047C0025E, THE SUBJECT AREA IS ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. FIELD WORK WAS COMPLETED ON AUGUST 9, 2024.

PROPERTY DESCRIPTION:
CONTAINING 103.749 SQUARE FEET OR 2.39 ACRES

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 33 WEST IN THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID SECTION 35, THENCE DISTANCE OF 2029.45 FEET, THENCE S00°21'21"W, A DISTANCE OF 1092.42 FEET TO THE POINT OF BEGINNING; THENCE S66°59'27"E, A DISTANCE OF 281.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S3°49'56"W, A RADIUS OF 970.00 FEET, AN ARC DISTANCE OF 10.00 FEET; THENCE S66°59'27"E, A DISTANCE OF 379.62 FEET; THENCE S86°34'53"E, A DISTANCE OF 93.66 FEET TO THE NORTHWEST CORNER OF LOT 10, LAKE MEADOWS FIRST PLAT; THENCE S15°25'48"W, ALONG THE WEST LINE OF SAID LOT 10, LAKE MEADOWS FIRST PLAT, A DISTANCE OF 135.00 FEET TO A POINT ALONG THE NORTHERLY RIGHT OF WAY LINE OF LAKE MEADOWS DRIVE; THENCE ALONG A CURVE TO THE RIGHT ALONG SAID RIGHT OF WAY LINE, HAVING AN INITIAL TANGENT BEARING OF N74°54'08"W, A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 19.18 FEET; THENCE S86°59'27"E, A DISTANCE OF 4.44 FEET; THENCE ALONG A LINE, DISTANCE OF 355.00 FEET; THENCE N15°25'48"W, ALONG THE WEST LINE OF LAKE MEADOWS DRIVE, A DISTANCE OF 15.00 FEET; THENCE N37°00'33"E, A DISTANCE OF 10.00 FEET; THENCE N66°59'27"W, A DISTANCE OF 60.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S33°00'33"W, A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE N37°00'33"E, A DISTANCE OF 10.00 FEET; THENCE N66°59'27"W, A DISTANCE OF 15.00 FEET; THENCE N66°59'27"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 205.92 FEET; THENCE N37°00'33"E, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-2007000089 OCTOBER 9, 2024.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE TRACT OF LAND DESCRIBED HEREON HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"CLAY CREEK MEADOWS - FIRST PLAT"

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF SMITHVILLE, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS, SEWERS AND WATER MAINS, GAS, POLES OR WIRES, ANCHORS AND SURFACE DAMAGE, UPON OVER AND UNDER THE AREAS OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITY EASEMENT" OR "U/E", "SANITARY EASEMENT" OR "S/E", AND/OR "DRAINAGE EASEMENT" OR "D/E".

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF, CLAY CREEK MEADOWS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS BY THE AUTHORITY OF ITS MEMBERS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS MEMBER THIS ____ DAY OF ____ 20__

CLAY CREEK MEADOWS, L.L.C.

BENNY HOY, MEMBER

STATE OF MISSOURI
COUNTY OF _____ JSS

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 20__ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CLAY CREEK MEADOWS, L.L.C., MISSOURI LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN TESTIMONY WHEREOF, I HAVE HERETOFO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

THE PRELIMINARY PLAT OF CLAY CREEK MEADOWS SUBDIVISION WAS SUBMITTED TO AND APPROVED BY THE SMITHVILLE PLANNING AND ZONING COMMISSION ON THIS ____ DAY OF ____ 20__

(SEAL)

CHAIRMAN _____

(SEAL)

SECRETARY _____

THIS FINAL PLAT APPROVED BY THE BOARD OF ALDERMEN OF SMITHVILLE, MISSOURI, THIS ____ DAY OF ____ 20__

(SEAL)

MAYOR _____

ATTEST:

CITY CLERK _____

ENTERED ON TRANSFER RECORD THIS ____ DAY OF ____ 20__

COUNTY RECORDER _____

LEGEND:

SANITARY MANHOLE

U/E UTILITY EASEMENT

B/L BUILDING LINE

U/E UTILITY EASEMENT

● SET 1 1/2" REBAR 24" LONG WITH PLASTIC CAP STAMPED "PLS-2007000089"
▲ FOUND 5/8" MONUMENT AS NOTED

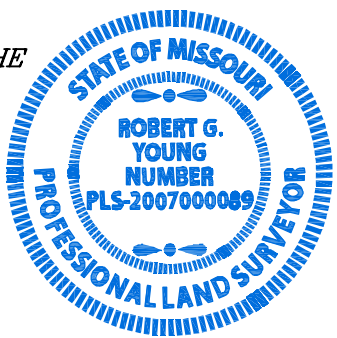
FINAL PLAT CLAY CREEK MEADOWS—FIRST PLAT A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 33 WEST SMITHVILLE, CLAY COUNTY, MISSOURI

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089

REV. 05/21/2025
DATE



R.L. Buford & Associates, LLC LAND SURVEYING - DEVELOPMENT CONSULTANTS R.L. BUFORD & ASSOCIATES, LLC MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977		
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152		
FOR CLAY CREEK MEADOWS, LLC 169 HWY. & W SMITHVILLE, MO. 64089	SEC.-TWP.-RGE. 14-53-33 DATE 8/20/2024	COUNTY CLAY FIELD BOOK & PAGE LOOSE LEAF DRAWN BY JDC
FINAL PLAT		