



Board of Aldermen Request for Action

MEETING DATE: 2/3/2026

DEPARTMENT: Development

AGENDA ITEM: Bill No. 3095-26 – Final Plat – Clay Creek Meadows Second Plat – 1st & 2nd Reading

REQUESTED BOARD ACTION

A motion to approve Bill No. 3095-26, approving the Final Plat for Clay Creek Meadows Second Plat in the City of Smithville, Missouri. for First and Second Reading by Title Only.

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 26 single-family attached lots containing 100 dwelling units.

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

**AN ORDINANCE APPROVING THE FINAL PLAT FOR CLAY CREEK
MEADOWS SECOND PLAT LOCATED IN THE CITY OF
SMITHVILLE, MISSOURI**

WHEREAS, The City of Smithville approved a Preliminary Plat and development agreement on October 1, 2024, for Clay Creek Meadows Subdivision to include both single-family detached and attached housing on land zoned R-1D and R-3 in three phases; and

WHEREAS, Phase I was Final Platted on June 3, 2025; and

WHEREAS, the developer is nearly complete with construction of public infrastructure and all other requirements of the development agreement for Phase II of said subdivision; and

WHEREAS, the applicant seeks to obtain Final Plat approval for Clay Creek Meadows Second Plat in order to record the same after acceptance of the infrastructure construction by Public Works with the City of Smithville; and

WHEREAS, the park fees requirements of the development agreement were met by completing the parking lot construction for the Diamond Creek Splash Pad; and

WHEREAS, a copy of the Final Plat for Clay Creek Meadows Second Plat subdivision is attached hereto as Exhibit A.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF
THE CITY OF SMITHVILLE, MISSOURI, THAT;**

Section 1. 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.

Section 2. That the Final Plat for Clay Creek Meadows Second Plat, attached hereto as **Exhibit A** and incorporated into this Ordinance as if fully set forth herein, is hereby approved.

Section 3. That the Mayor, City Clerk, and other appropriate officials of the City are hereby authorized and directed to execute the acknowledgements provided by Section 425.285 of the Code and take such other actions to carry out the intent of this Ordinance.

Section 4. The final plat may be released to the developer for recording upon completion of all infrastructure construction and upon payment of all outstanding fees as required by Chapter 425 of the Code of Ordinances.

Section 5. This ordinance shall take effect and be in full force from and after the approval.

PASSED THIS 3rd DAY OF FEBRUARY, 2026.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

First Reading: 2/03/2026

Second Reading 2/03/2026



January 15, 2026
Final Plat for portions of Clay County Parcel Id # 01-903-00-01-006.00

Application for a Plat Approval – Clay Creek Meadows Second Plat Final Plat– 26 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 II to include 26 multifamily zoning lots.

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 Second 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 in accordance with Chapter 425 of the Code of Ordinances.

Respectfully Submitted,

/s/ Jack Hendrix

Director of Development