Board of Aldermen
Request for Action

MEETING DATE: 10/1/2024 **DEPARTMENT:** Development

AGENDA ITEM: Bill No. 3040-24 – Rezoning 169 and W Highway to R-1D and R-3 – 2nd Reading

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REQUESTED BOARD ACTION:
A motion to approve Bill No. 3040-24, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri located at the southeast corner of 169 and W Highways. Second reading by title only.

SUMMARY:
Applicant seeks to rezone a 26.79 acre parcel at 169 and W Highways currently zoned B-3 to R-1D and R-3 to allow for 13 single-family detached houses with access to Lake Meadows Drive and 203 townhomes to be constructed adjacent to Clay Creek.

PREVIOUS ACTION:
None

POLICY OBJECTIVE:
Implement the Comprehensive Plan Future Land Use Map on this property area.

FINANCIAL CONSIDERATIONS:
None

ATTACHMENTS:

- ☒ Ordinance
- ☐ Resolution
- ☒ Staff Report
- ☒ Other: Findings of Fact
- ☐ Contract
- ☐ Plans
- ☐ Minutes

FINDING OF FACTS AND CONCLUSIONS OF LAW

Applicant: Clay Creek Meadows, LLC

Land Use Proposed: R-1D and R-3

Zoning: B-3

Property Location: Southeast Corner of 169 Hwy and W Hwy

Pursuant to the provisions of Section 400.560(C) of the Smithville Code, the Planning Commission does hereby make the following findings of fact based upon the testimony and evidence presented in a public hearing of the Planning and Zoning Commission of the City of Smithville, held on August 13, 2024, and presents these findings to the Board of Aldermen, with its' recommendations on the application.

Finding of Facts

1. Character of the neighborhood.

The surrounding area is multi-family, 4-unit townhomes to the east in the Clay Creek subdivision, and single-family detached housing south of Lake Meadows Dr. and at the southeast corner of said parcel. The parcel itself has been farmed in previous years with row crops, and west of 169 and north of W Highways are also farmed.

2. Consistency with the City's Comprehensive Plan and ordinances.

The existing Comprehensive Plan was adopted on November 10, 2020, by the Planning Commission and adopted as the City's development Policy on November 17, 2020 by the Board of Aldermen. The Future Land Use Map in that policy identifies the area in question as moderate density residential (5-18 units per acre). That moderate density designation on a combined 47.28 aces (Clay Creek and Clay Creek Meadows properties) would allow between 237 units (5 DUPA) and (851 DUPA):

3. Adequacy of public utilities and other needed public services.

All of the public utilities and needed public services are available, and any upgrades to the systems are the sole responsibility of the development.

4. Suitability of the uses to which the property has been restricted under its existing zoning.

The current use is as farmland, but has been zoned for commercial for many years, with no development.

5. Length of time the property has remained vacant as zoned.

The property has been vacant as zoned for 33 years with no development.

6. Compatibility of the proposed district classification with nearby properties.

The proposed district matches the adjacent existing uses.

7. The extent to which the zoning amendment may detrimentally affect nearby property.

No detriment is anticipated.

8. Whether the proposed amendment provides a disproportionately great loss to the individual landowners nearby relative to the public gain.

No loss to landowners is expected.

9. That in rendering this Finding of Fact, testimony at the public hearing on August 13, 2024, has been taken into consideration as well as the documents provided.

Recommendation of the Planning Commission

Based on the foregoing findings of fact, we conclude that:

A. This application and the Zoning of this property from B-3 General Business to both R-1D Single Family and R-3 Multifamily is governed by Section 400.620 of the zoning ordinance of Smithville, Missouri.

B. The proposed zoning is compatible with the factors set out in Section 400.560(C) of the zoning ordinance.

C. The Planning and Zoning Commission of the City of Smithville, Missouri recommends approval of zoning the property to R-1D and R-3 as shown on the proposed preliminary plat for Clay Creek Meadows.

BILL NO. 3040-24 **ORDINANCE NO. 32XX-24**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF SMITHVILLE, MISSOURI LOCATED AT THE SOUTHEAST CORNER OF 169 AND W HIGHWAYS

WHEREAS, The City of Smithville received an application for rezoning on June 18, 2024 for property located at the southeast corner of 169 and W Highways; and

WHEREAS, a Public Hearing was conducted before the Planning Commission on August 13, 2024; and

WHEREAS, the Planning Commission presented its' findings to the Board of Aldermen and recommended approval of the rezoning for the property to R-1D and R-3 as shown on the attached preliminary Plat.

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

Section 1. Having received a recommendation from the Planning Commission, and proper notice having been given and public hearing held as provided by law, and under the authority of and subject to the provisions of the zoning ordinances of the City of Smithville, Missouri, by a majority board vote, the zoning classification(s) or district(s) of the lands legally described hereby are changed as follows:

The property legally described as:

ALL THAT PART OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 54 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 35, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, THENCE N89°38'39" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, ALSO BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1048.84 FEET TO A POINT ON THE WESTERLY LINE OF CLAY CREEK, A SUBDIVISION OF LAND IN SMITHVILLE, CLAY COUNTY, MISSOURI AND THE WESTERLY RIGHT OF WAY LINE OF CORBYN LANE, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S33°00'33"W, ALONG THE EASTERLY LINE OF SAID CLAY CREEK AND THE WESTERLY RIGHT OF WAY LINE OF SAID CORBYN LANE, A DISTANCE OF 1066.87 FEET TO THE WESTERLY MOST CORNER OF SAID CLAY

CREEK; THENCE S56°59’27”E, ALONG THE SOUTHERLY LINE OF SAID CLAY CREEK, A DISTANCE OF 549.36 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, S33°00’33”W, A DISTANCE OF 39.38 FEET TO A CORNER ON SAID SOUTHERLY LINE; THENCE S38°09’45”W, A DISTANCE OF 342.55 FEET TO THE NORTHWEST CORNER OF LOT 10, LAKE MEADOWS FIRST PLAT, A SUBDIVISION OF LAND IN SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE S15°25’48”W, ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE NORTHERY RIGHT OF WAY LINE OF LAKE MEADOWS DRIVE; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID LAKE MEADOWS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID LAKE MEADOWS DRIVE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N74°34’12”W HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 144.20 FEET; THENCE N56°59’27”W, CONTINUING ALONG SAID LINE, A DISTANCE OF 355.00 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE N33°00’33”E, CONTINUING ALONG SAID LINE, A DISTANCE OF 10.00 FEET; THENCE N56°59’27”W, CONTINUING ALONG SAID LINE, A DISTANCE OF 60.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S33°00’33”W HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE N56°59’27”W, CONTINUING ALONG SAID LINE, A DISTANCE OF 422.20 FEET TO THE NORTHERLY MOST CORNER OF SAID LAKE MEADOWS FIRST PLAT, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 169; THENCE N33°00’33”E, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 169, A DISTANCE OF 1917.51 FEET; THENCE N78°21’44”E, A DISTANCE OF 153.31 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY W; THENCE S56°20’41”E, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY W, A DISTANCE OF 94.79 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 2924.02 FEET, AN ARC DISTANCE OF 126.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID CLAY CREEK; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID CLAY CREEK, ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 22.71 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID CORBYN LANE; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY LINE OF SAID CLAY CREEK AND THE WESTERLY RIGHT OF WAY LINE OF SAID CORBYN LANE, ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 539.95 FEET, AN ARC DISTANCE OF 131.65 FEET; THENCE S13°58’00”W, CONTINUING ALONG SAID LINE, A DISTANCE OF 185.68

FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID LINE, SOUTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 99.71 FEET; THENCE S33°00'33"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 21.93 FEET TO THE POINT OF BEGINNING.

is hereby set as R-1D and R-3 in accordance with the attached Preliminary Plat.

Section 2. Upon the taking effect of this ordinance, the above zoning changes shall be entered and shown upon the "Official Zoning Map" previously adopted and said Official Zoning Map is hereby reincorporated as a part of the zoning ordinance as amended.

Section 3. This ordinance shall take effect and be in full force from and after the approval.

PASSED THIS 1st DAY OF OCTOBER, 2024

_____
Damien Boley, Mayor

ATTEST:

_____
Linda Drummond, City Clerk

First Reading: 09/24/2024

Second Reading 10/01/2024

SMITHVILLE
DEVELOPMENT

STAFF REPORT

August 8, 2024
Rezoning of Parcel Id # 01-903-00-01-006.00

Application for a Zoning District Classification Amendment

Code Sections:
400.560.C Zoning District Classification Amendments

Property Information:

Address:	N 169 Hwy and W Hwy
Owner:	Clay Creek Meadows, LLC
Current Zoning:	B-3
Proposed Zoning:	R-1D and R-3

Public Notice Dates:

1st Publication in Newspaper:	July 25, 2024
Letters to Property Owners w/in 185':	July 22, 2024

GENERAL DESCRIPTION:

The applicant submitted an application proposing to rezone approximately 26.79 acres +/- from B-3 to R-1D and R-3. The proposed zoning classifications allow for 50' wide single family lots along Lake Meadows Drive, and multi-family lots around the existing Clay Creek multi-family lots.

EXISTING ZONING:

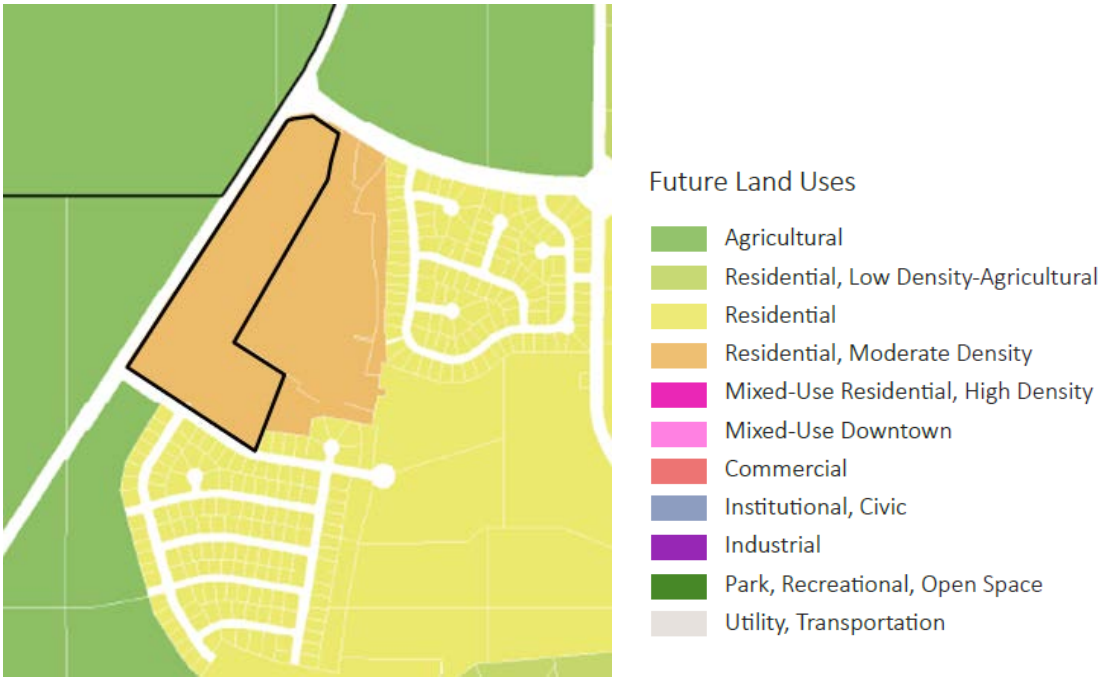
The existing zoning is B-3 and has been in place since July 9, 1991.

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area is multi-family, 4 unit townhomes to the east in the Clay Creek subdivision, and single-family detached housing south of Lake Meadows Dr. and at the southeast corner of said parcel. The parcel itself has been farmed in previous years with row crops, and west of 169 and north of W Highways are also farmed.

CONSISTENCY WITH COMPREHENSIVE PLAN AND ORDINANCES *400.560.C.2*

The existing Comprehensive Plan was adopted on November 10, 2020, by the Planning Commission and adopted as the City's development Policy on November 17, 2020 by the Board of Aldermen. The Future Land Use Map in that policy identifies the area in question as moderate density residential (5-18 units per acre) as shown in orange below. That moderate density designation on a combined 47.28 aces (Clay Creek and Clay Creek Meadows properties) would allow between 237 units (5 DUPA) and (851 DUPA):



ADEQUACY OF PUBLIC UTILITIES OR OTHER PUBLIC SERVICES *400.560.C.3*

Streets and Sidewalks:

Street extension of Corbyn Lane and any new streets to be constructed will be at the sole cost and expense of the developer and in accordance with existing APWA standards. The property has adjacent access to both W Highway to the north and 169 Highway to the west.

Water, Sewer and Storm water

The city as water and sewer lines in the area to be extended at the developer's expense, and the existing detention basins of Clay Creek have more than enough capacity for all detention so no impact to stormwater is expected. Any such impact will be handled in the normal subdivision process, but the existing systems are more than adequate.

All other utilities

Future Development will be conditioned upon installation of all other needed utilities at the cost of the development.

SUITABILITY OF THE USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED UNDER ITS EXISTING ZONING *400.560.C.4*

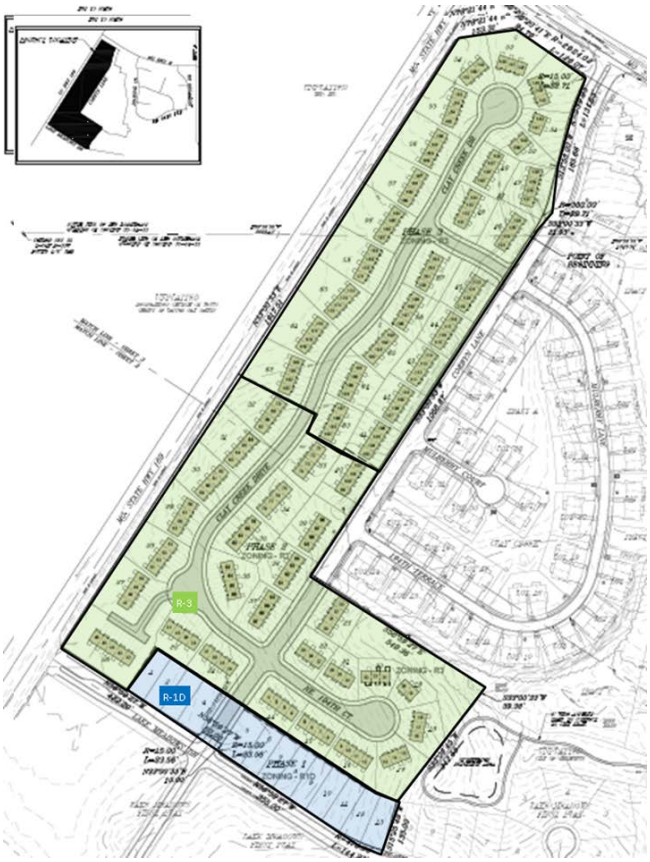
The current use is as farmland, but it is allowed commercial uses through its' current zoning of B-3 General Business.

TIME THE PROPERTY HAS REMAINED VACANT AS ZONED *400.560.C.5*

The property has been zoned commercial for 33 years and no development has occurred.

COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY LAND *400.560.C.6*

The proposed district is essentially the same as the existing developed adjacent uses.



EXTENT WHICH THE AMENDMENT MAY DETRIMENTALLY AFFECT NEARBY PROPERTY *400.560C.7*

No detrimental effects are known.

WHTHER THE PROPOSAL HAS A DISPROPORTIONATE GREAT LOSS TO ADJOINING PROPERTY OWNERS' RELATIVE TO THE PUBLIC GAIN *400.560.C.8*

With no detrimental effects known, no great loss is expected.

STAFF RECOMMENDATION:

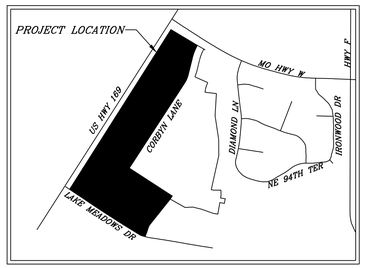
Staff recommends APPROVAL of the proposed district based upon the change meeting the Comprehensive Plan recommendations.

Respectfully Submitted,

_____

Zoning Administrator

VICINITY MAP
NOT TO SCALE



PRELIMINARY PLAT
CLAY CREEK MEADOWS
A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 54 NORTH, RANGE 33 WEST SMITHVILLE, CLAY COUNTY, MISSOURI

APPLICANT/OWNER:
CLAY CREEK MEADOWS, LLC
19835 HIGHWAY 8
EDGERTON, MO 64444

PROPERTY DESCRIPTION
CONTAINING 1,165,637 SQUARE FEET OR 26.76 ACRES

ALL THAT PART OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 54 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 35, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, THENCE N89°38'39"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, ALSO BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1048.84 FEET TO A POINT ON THE WESTERLY LINE OF CLAY CREEK, A SUBDIVISION OF LAND IN SMITHVILLE, CLAY COUNTY, MISSOURI AND THE WESTERLY RIGHT OF WAY LINE OF CORBYN LANE, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S33°00'33"W, ALONG THE EASTERLY LINE OF SAID CLAY CREEK AND THE WESTERLY RIGHT OF WAY LINE OF SAID CORBYN LANE, A DISTANCE OF 1066.87 FEET TO THE WESTERLY MOST CORNER OF SAID CLAY CREEK; THENCE S56°59'27"E, ALONG THE SOUTHERLY LINE OF SAID CLAY CREEK, A DISTANCE OF 549.36 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, S33°00'33"W, A DISTANCE OF 39.38 FEET TO A CORNER ON SAID SOUTHERLY LINE; THENCE S36°09'45"W, A DISTANCE OF 342.55 FEET TO THE NORTHWEST CORNER OF LOT 10, LAKE MEADOWS FIRST PLAT, A SUBDIVISION OF LAND IN SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE S15°25'48"W, ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE NORTHERY RIGHT OF WAY LINE OF LAKE MEADOWS DRIVE; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID LAKE MEADOWS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID LAKE MEADOWS DRIVE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N74°34'12"W HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 144.20 FEET; THENCE N56°59'27"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 355.00 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE N33°00'33"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 10.00 FEET; THENCE N56°59'27"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 60.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S33°00'33"W HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE N56°59'27"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 422.20 FEET TO THE NORTHERLY MOST CORNER OF SAID LAKE MEADOWS FIRST PLAT, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 169; THENCE N33°00'33"E, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 169, A DISTANCE OF 1917.51 FEET; THENCE N78°21'44"E, A DISTANCE OF 153.31 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY W; THENCE S56°20'41"E, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY W, A DISTANCE OF 94.79 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 2924.02 FEET, AN ARC DISTANCE OF 126.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID CLAY CREEK; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID CLAY CREEK; ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 22.71 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID CORBYN LANE; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY LINE OF SAID CLAY CREEK AND THE WESTERLY RIGHT OF WAY LINE OF SAID CORBYN LANE, ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 539.95 FEET, AN ARC DISTANCE OF 131.65 FEET; THENCE S13°58'00"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 185.68 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID LINE, SOUTHWESTERLY ALONG THE CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 99.71 FEET; THENCE S33°00'33"W, CONTINUING ALONG SAID LINE; A DISTANCE OF 21.93 FEET TO THE POINT OF BEGINNING.

NOTE: PHASING SCHEDULE IS APPROXIMATE AND WILL BE DETERMINED BY MARKET DEMAND.

DEVELOPMENT DATA

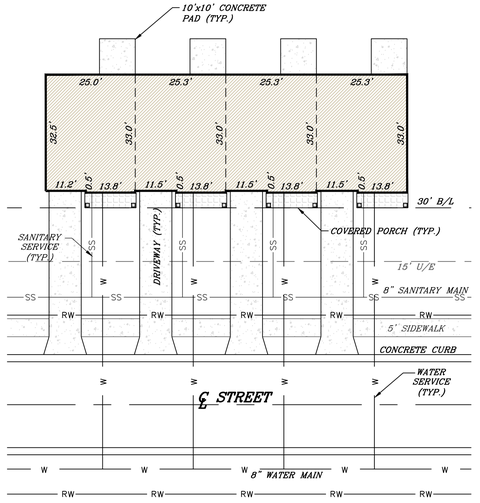
PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	OPEN SPACE	NET AREA	SINGLE FAMILY UNITS	SINGLE FAMILY LOTS	AVERAGE GROSS DENSITY DUAC	COMMENCE / COMPLETION DATES
1	B3	R1D	SINGLE FAMILY RESIDENTIAL	2.40	0.17	N/A	2.23	13	13	5.42	2024-2025

PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	OPEN SPACE	NET AREA	MULTI FAMILY UNITS	MULTI FAMILY LOTS	AVERAGE GROSS DENSITY DUAC	COMMENCE / COMPLETION DATES
3	B3	R3	MULTI FAMILY RESIDENTIAL	12.94	2.18	0.63	9.93	102	26	7.88	2025-2026

PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	OPEN SPACE	NET AREA	MULTI FAMILY UNITS	MULTI FAMILY LOTS	AVERAGE GROSS DENSITY DUAC	COMMENCE / COMPLETION DATES
4	B3	R3	MULTI FAMILY RESIDENTIAL	11.42	1.57	N/A	9.85	101	27	8.84	2026-2027

TOTALS		R1D / R3	26.76	3.92	0.83	22.01	216	66	8.07	

PHASE 1 WILL CONSIST OF 13 SINGLE FAMILY UNITS AND SHALL COMPLY WITH THE STANDARDS OF R1D ZONING.
PHASE 2 WILL CONSIST OF 102 MULTI FAMILY UNITS AND SHALL COMPLY WITH THE STANDARDS OF R3 ZONING.
PHASE 3 WILL CONSIST OF 101 MULTI FAMILY UNITS AND SHALL COMPLY WITH THE STANDARDS OF R3 ZONING.



TYPICAL 4-PLEX & UTILITY SERVICE DETAIL
SCALE: 1"=20'

NOTE:
DUPLEX, 3-PLEX AND 5-PLEX SIZE ARE THE SAME.

MB DENOTES MAILBOX CLUSTER

GRAPHIC SCALE
100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

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

STATE OF MISSOURI
ROBERT G. YOUNG
NUMBER LS-2001031977
PROFESSIONAL LAND SURVEYOR

ROBERT G. YOUNG, PLS-2001031977 — 08/28/2024 DATE

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R.L. Buford & Associates, LLC
LAND SURVEYING & DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
816.741.6152 | RLBUFORD@GMAIL.COM
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR *CLAY CREEK MEADOWS, LLC*
SEC.-TWP.-RGE. 35-54-33 | COUNTY CLAY | JOB NO. L-23397
DATE 06/11/2024 | FIELD BOOK | DRAWN BY J.K.C.

PRELIMINARY PLAT (SHEET 1 OF 5)

PRELIMINARY PLAT

CLAY CREEK MEADOWS

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 54 NORTH, RANGE 33 WEST SMITHVILLE, CLAY COUNTY, MISSOURI

APPLICANT/OWNER:
CLAY CREEK MEADOWS, LLC
19835 HIGHWAY 9
EDGERTON, MO 64444

VICINITY MAP
NOT TO SCALE

LEGEND

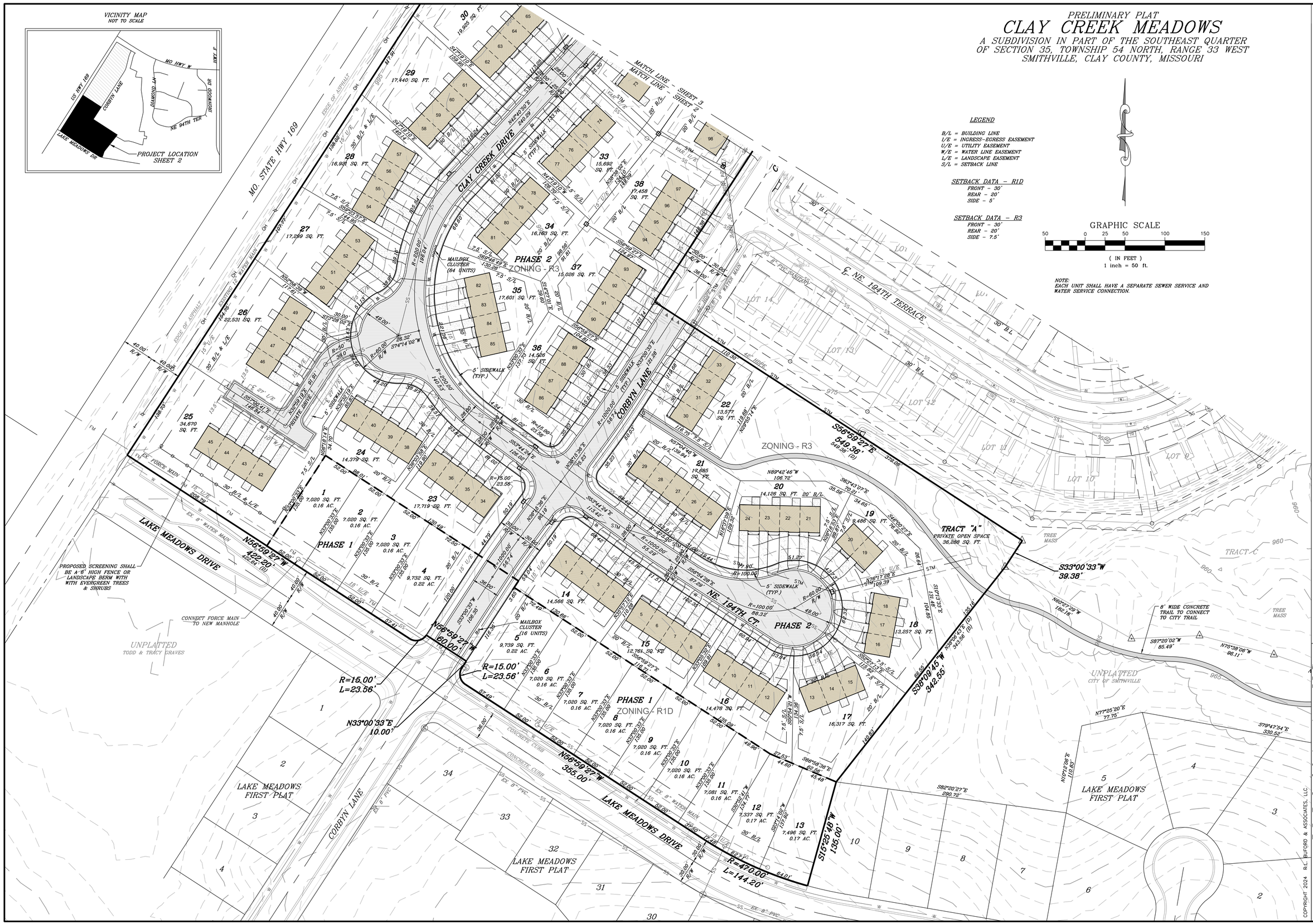
B/L = BUILDING LINE
I/E = INGRESS-EGRESS EASEMENT
U/E = UTILITY EASEMENT
W/E = WATER LINE EASEMENT
L/E = LANDSCAPE EASEMENT
S/L = SETBACK LINE

SETBACK DATA – R1D
FRONT – 30'
REAR – 20'
SIDE – 5'

SETBACK DATA – R3
FRONT – 30'
REAR – 20'
SIDE – 7.5'

GRAPHIC SCALE
50 0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

NOTE:
EACH UNIT SHALL HAVE A SEPARATE SEWER SERVICE AND WATER SERVICE CONNECTION.



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LAND SURVEYING DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC – MO CERT. OF AUTHORITY LICENSE NO. LS-2010051977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

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 — 08/26/2024 DATE

STATE OF MISSOURI — ROBERT G. YOUNG NUMBER PLS-2007000089 — PROFESSIONAL LAND SURVEYOR

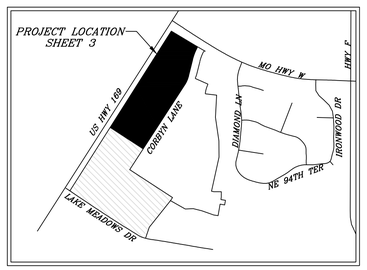
FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
CLAY CREEK MEADOWS, LLC	35-54-33	CLAY	L-23197
	DATE:	FIELD BOOK	DRAWN BY
	08/11/2024		K.K.R.

PRELIMINARY PLAT (SHEET 2 OF 5)

PRELIMINARY PLAT
CLAY CREEK MEADOWS
A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER
OF SECTION 35, TOWNSHIP 54 NORTH, RANGE 33 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI

APPLICANT/OWNER:
CLAY CREEK MEADOWS, LLC
19835 HIGHWAY 69
EDGERTON, MO 64444

VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
50 0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

NOTE:
EACH UNIT SHALL HAVE A SEPARATE SEWER SERVICE AND WATER SERVICE CONNECTION.

LEGEND
B/L = BUILDING LINE
I/E = INGRESS-EGRESS EASEMENT
U/E = UTILITY EASEMENT
W/E = WATER LINE EASEMENT
L/E = LANDSCAPE EASEMENT
S/L = SETBACK LINE

SETBACK DATA – R1D
FRONT – 30'
REAR – 20'
SIDE – 5'

SETBACK DATA – R3
FRONT – 30'
REAR – 20'
SIDE – 7.5'

MATCH LINE – SHEET 2
MATCH LINE – SHEET 3

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 SURVEYS 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-2010000889 — 08/26/2024
ROBERT G. YOUNG, PLS-2010000889 — DATE

STATE OF MISSOURI
ROBERT G. YOUNG
NUMBER PLS-2010000889
PROFESSIONAL LAND SURVEYOR

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R.L. Buford & Associates, LLC
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P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152
rlbuford@aol.com

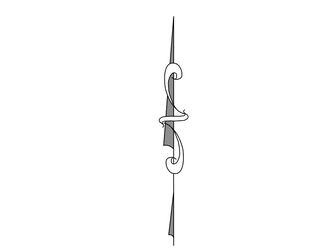
FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
CLAY CREEK MEADOWS, LLC	35-54-33	CLAY	L-23197
	DATE 06/11/2024	FIELD BOOK	DRAWN BY J.K.C.

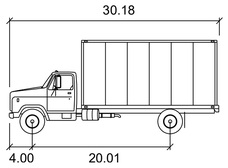
PRELIMINARY PLAT (SHEET 3 OF 5)

PRELIMINARY PLAT

FIRE TRUCK INCOMING & OUTGOING MANEUVER
CLAY CREEK MEADOWS

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER
OF SECTION 35, TOWNSHIP 54 NORTH, RANGE 33 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI





SU

	Feet
Width	: 7.87
Track	: 7.87
Lock to Lock Time	: 6.0 s
Steering Angle	: 31.8 deg

APPLICANT/OWNER:
CLAY CREEK MEADOWS, LLC
19835 HIGHWAY 9
EDGERTON, MO 64444

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 SURVEYS ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089 — 08/26/2024 DATE

STATE OF MISSOURI — ROBERT G. YOUNG NUMBER PLS-2007000089 — PROFESSIONAL LAND SURVEYOR

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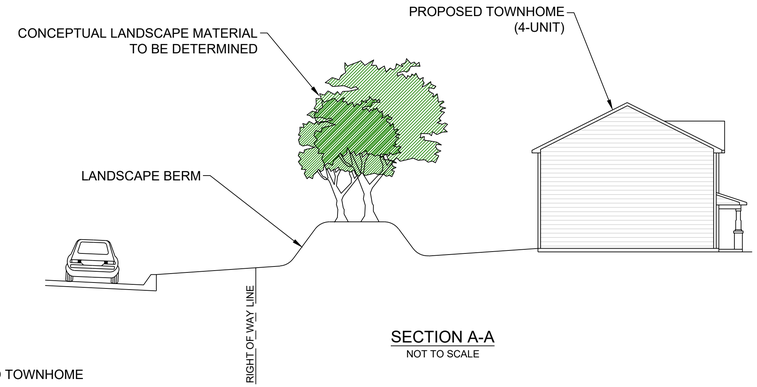
DOUG@RLBUFORD.COM

FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
CLAY CREEK MEADOWS, LLC	35-54-33	CLAY	L-23197
	DATE	FIELD BOOK	
	06/11/2024		
PRELIMINARY PLAT (SHEET 4 OF 5)			DRAWN BY J.K.C.

PRELIMINARY PLAT

CONCEPTUAL LANDSCAPE PLAN

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER
OF SECTION 35, TOWNSHIP 54 NORTH, RANGE 33 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI



SECTION A-A
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

APPLICANT/OWNER:
CLAY CREEK MEADOWS, LLC
19835 HIGHWAY 9
EDGERTON, MO 64444

STATE OF MISSOURI
ROBERT G. YOUNG
NUMBER
PLS-2007000089
PROFESSIONAL LAND SURVEYOR

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 — 08/26/2024
DATE

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bob@buford.com
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

FOR CLAY CREEK MEADOWS, LLC

SEC.-TWP.-RGE.	COUNTY	JOB NO.
35-54-33	CLAY	L-23197
DATE 06/11/2024	FIELD BOOK	
		DRAWN BY J.K.C.

PRELIMINARY PLAT (SHEET 5 OF 5)