



STAFF REPORT

July 31, 2026

Rezoning of Parcel Id's # 06-703-00-01-016.00 & 06-704-00-04-047.00

Application for a Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address:	Approximately 4200 NE 144 th Street
Owner:	Whisper Creek Farms LLC
Current Zoning:	County Ag
Proposed Zoning:	A-R

Public Notice Dates:

1 st Publication in Newspaper:	July 22, 2026
Letters to Property Owners w/in 185':	July 22, 2026

GENERAL DESCRIPTION:

The applicant submitted an application proposing to rezone approximately 158 acres +/- from County Ag to A-R. The proposed zoning classification allows for large lots (not less than 3 acres) to allow septic systems to be installed for the area.

EXISTING ZONING:

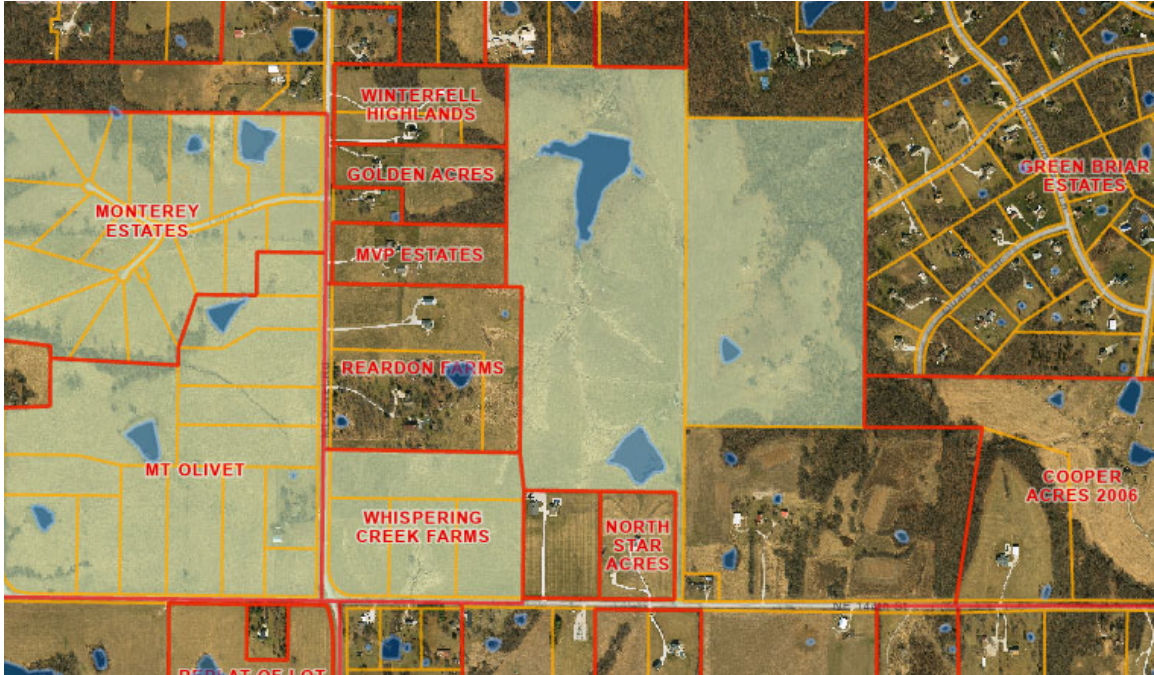
The existing zoning predates the annexation into the city limits and is County Agricultural.

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area is predominately single-family residential housing on varying sizes of lots, from 1.23 acres to well over 10 acres. This land will connect with an existing county subdivision with 3-5 acre lots to the east and north, larger lots ranging from 9.98 acres to 37 acres on the north, with several lots in the 12–19-acre sizes on the east and two more on the south.

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

The existing Comprehensive Plan was approved on November 10, 2020. The area adjacent (to the west) of the subject property is Mt. Olivet/Monterey Estates that lies just beyond several 12-19 acre lots (and two lots under 5 acres) that face Mt. Olivet Rd. The area of the city limits most closely connected with the subject development is low density residential approved in 2024. The subject property is proposed to be low density residential. It matches the general area of the plan and area significantly.



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

Streets:

Streets in the area are county-maintained Collector streets, which are adequate for the proposed additional traffic.

Water, Sewer and Storm water

The city does not have water or sewer in the area, but Clay County Water Supply District has water service available for the applicant to use, with all construction costs upon the developer. No sewers are available in the area, and all lots are currently septic systems. Stormwater is subject to any improvements in accordance with an approved stormwater study if and when the vacant land develops. Any impacts 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 County Ag, agricultural with lots or parcel adjacent to it ranging from 1.23 acres to 37.96 acres, with the average of all of the lots between 5 and 10 acres. The suitability of 158 acre lots is extremely limited and is not the highest and best use of the property. The highest and best use is large lot (3 acres +) development.

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

The property was zoned agricultural in Clay County and nearly all of the land around the land has already developed with housing on various large lot sizes.

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

The proposed district is the same or similar as the existing adjacent uses.

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

No detrimental effects are known.

WHETHER 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 meets the Comprehensive Plan recommendations.

Respectfully Submitted,

Zoning Administrator