



Planning and Zoning Commission Procedural Summary

MEETING DATE: 8/11/2026

DEPARTMENT: Development

AGENDA ITEM: Whispering Creek Farms 2nd Plat SF Final Plat.

REQUESTED COMMISSION ACTION:

A motion to recommend to approve (or disapprove) the proposed Single Phase Final Plat.

SUMMARY OF PROCEDURE:

The application is to create a new single-phase final plat subdivision consisting of 32 lots on 158+/- acres of land located north of 144th Street and east of Mt. Olivet Road on recently annexed land.

The Commission shall take into account the public hearing input, the staff report and any other documents or photographs provided at the hearing. The staff report is organized with each of the Guidelines for Review identified in §425.285.A.4 of the Code of Ordinances with staff and/or engineering findings of each item for evaluation.

In cases where the recommendation is for the disapproval of the plat, the applicant shall be notified of the reason for such action and what requirements shall be necessary to obtain the recommendation of approval of the Planning and Zoning Commission.

ATTACHMENTS:

- | | |
|---|---|
| ☐ Ordinance | ☐ Contract |
| ☐ Resolution | ☒ Plans |
| ☒ Staff Report | ☐ Minutes |
| ☐ Other: Guidelines for Review | |



STAFF REPORT

August 3, 2026

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

Application for a Plat Approval

Code Sections:

425.285.A.4

Single Phase Final Plat Approval

Property Information:

Address:	4200 NE 144 th Street
Owner:	Whisper Creek Farms LLC
Current Zoning:	County Ag
Public Notice Dates:	July 22, 2026
185' Notices:	July 22, 2026

GENERAL DESCRIPTION:

The property is currently undeveloped, with a County Ag zoning designation. It is surrounded by developed single-family residences on varying lot sizes. Applicant seeks to construct a single-family subdivision in city zone district A-R with a total of 32 lots. 30 Lots would access 144th Street and two would access Black Oak Drive in Green Briar Estates. The overall average lot size would be 4.94 acres, ranging from 3 acres to 14.72 acres.

GUIDELINES FOR REVIEW – SINGLE PHASE SUBDIVISION FINAL PLATS *See 425.285.A.4*

The Planning Commission shall consider the following criteria in making a recommendation on the plat:

- a. The plat conforms to these regulations and the applicable provisions of the Zoning Ordinance and other land use regulations. ***Yes, the layout complies with zoning and subdivision requirements.***

b. The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan. **Yes. HN3.1 Encourage additional residential units near existing residential uses to strengthen the neighborhoods of Smithville.**

c. The development shall be laid out in such a way as to result in:

(1) Good natural surface drainage to a storm sewer or a natural watercourse. **Yes, the existing drainage areas are being utilized as both detention areas and natural basins.**

(2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth. **Yes, since the area is a former crop field, the grading will be minimal, and the usable existing trees and desirable natural growth will be preserved or maintained.**

(3) A good grade relationship with the abutting streets, preferably somewhat above the street. **Yes.**

(4) Adequate lot width for the type or size of dwellings contemplated, including adequate side yards for light, air, access and privacy. **Yes, large to very large lots provide sufficient lot width.**

(5) Adequate lot depth for outdoor living space. **Yes, and will provide funds to improve the nearest city parks.**

(6) Generally regular lot shapes, avoiding acute angles. **Yes, to the extent practicable with cul de sac lots.**

(7) Adequate building lots that avoid excessive grading, footings or foundation walls. **Yes.**

d. The plat contains lot and land subdivision layout that is consistent with good land planning and site engineering design principles. **Yes.**

e. The location, spacing and design of proposed streets, curb cuts and intersections are consistent with good traffic engineering design principles. **Yes.**

f. The plat is served or will be served at the time of development with all necessary public utilities and facilities, including, but not limited to, water, sewer, gas, electric and telephone service, schools, parks, recreation and open space and libraries. **Yes, at the developer's sole cost and expense.**

g. The plat shall comply with the stormwater regulations of the City and all applicable storm drainage and floodplain regulations to ensure the public health and safety of future residents of the subdivision and upstream and downstream properties and residents. The Commission shall expressly find that the amount of off-site stormwater runoff after development will be no greater than the amount of off-site stormwater runoff before development. **The proposed design uses the existing topography and any and all needed detention will be separately designed and approved with the storm study.**

h. Each lot in the plat of a residential development has adequate and safe access to/from a local street. **Yes.**

i. The plat is located in an area of the city that is appropriate for current development activity; it will not contribute to sprawl nor to the need for inefficient extensions and expansions of public facilities, utilities and services.

Yes, it is surrounded by similar county development and is an infill project.

j. If located in an area proposed for annexation to the City, the area has been annexed prior to or will be annexed simultaneously with plat approval.

Annexed in early 2026.

k. The applicant agrees to dedicate land, right-of-way and easements, as may be determined to be needed, to effectuate the purposes of these regulations and the standards and requirements incorporated herein. ***Yes, applicant has dedicated sufficient land for all needed facilities.***

l. All applicable submission requirements have been satisfied in a timely manner. ***Yes.***

m. The applicant agrees to provide additional improvements, which may include any necessary upgrades to adjacent or nearby existing roads and other facilities to current standards and shall include dedication of adequate rights-of-way to meet the needs of the City's transportation plans. ***Yes, applicant has agreed to improve the end of Black Oak Dr. and install signage with a permanent maintenance provision at the request of the County Highway Engineer.***

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat conditioned upon execution of the development agreement.

Respectfully Submitted,

Director of Development

Guidelines For Review — Single-Phase Subdivisions. The Planning and Zoning Commission shall consider the following criteria in making a recommendation on the plat:

- a. The plat conforms to these regulations and the applicable provisions of Chapter 400, Zoning Regulations, and other land use regulations.
- b. The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan.
- c. The development shall be laid out in such a way as to result in:
 - (1) Good natural surface drainage to a storm sewer or a natural watercourse.
 - (2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth.
 - (3) A good grade relationship with the abutting streets, preferably somewhat above the street.
 - (4) Adequate lot width for the type or size of dwellings contemplated, including adequate side yards for light, air, access and privacy.
 - (5) Adequate lot depth for outdoor living space.
 - (6) Generally regular lot shapes, avoiding acute angles.
 - (7) Adequate building lots that avoid excessive grading, footings or foundation walls.
- d. The plat contains lot and land subdivision layout that is consistent with good land planning and site engineering design principles.
- e. The location, spacing and design of proposed streets, curb cuts and intersections are consistent with good traffic engineering design principles.
- f. The plat is served or will be served at the time of development with all necessary public utilities and facilities, including, but not limited to, water, sewer, gas, electric and telephone service, schools, parks, recreation and open space and libraries.
- g. The plat shall comply with the stormwater regulations of the City and all applicable storm drainage and floodplain regulations to ensure the public health and safety of future residents of the subdivision and upstream and downstream properties and residents. The Commission shall expressly find that the amount of off-site stormwater runoff after development will be no greater than the amount of off-site stormwater runoff before development.
- h. Each lot in the plat of a residential development has adequate and safe access to/from a local street.

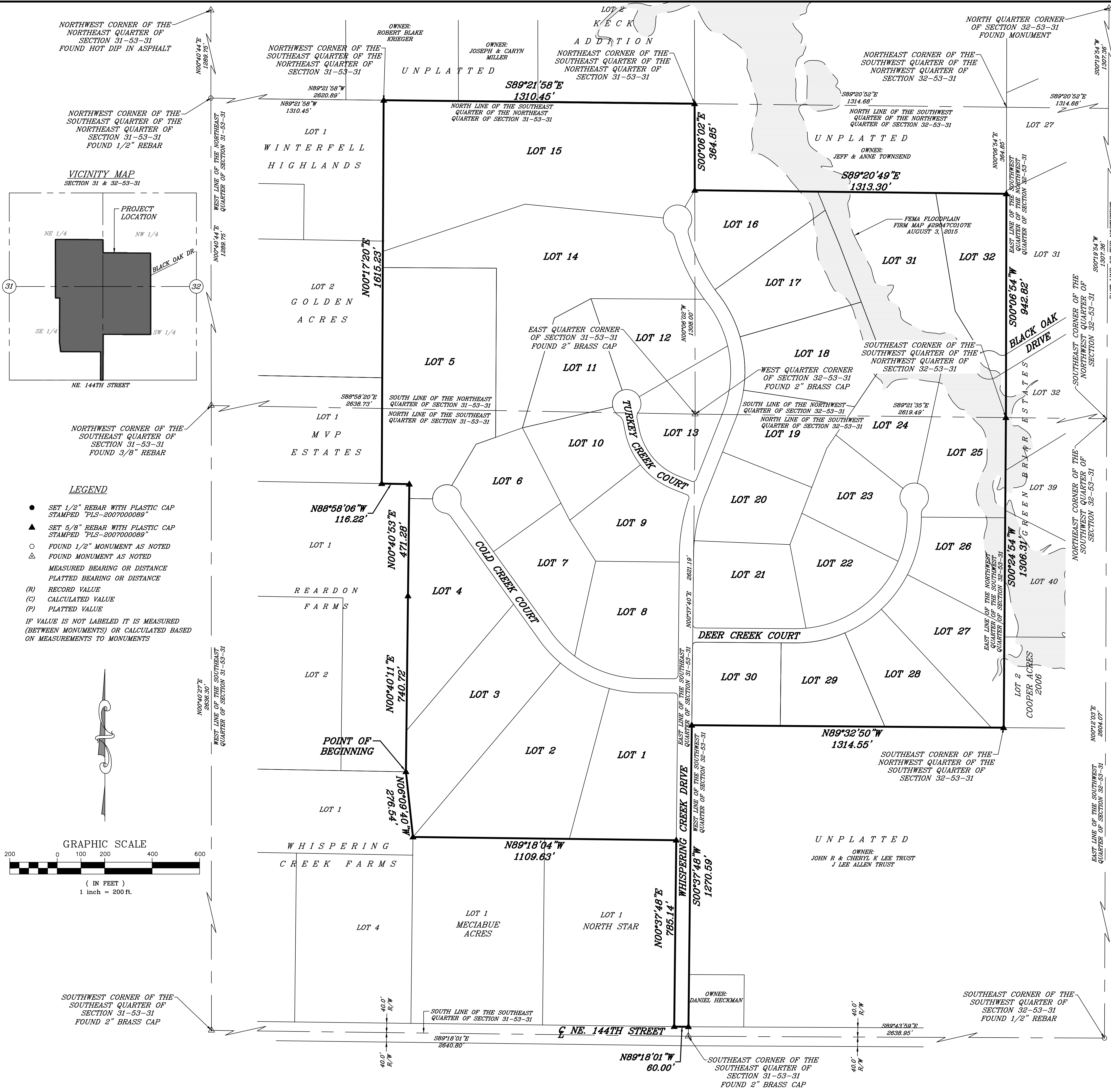
i. The plat is located in an area of the City that is appropriate for current development activity; it will not contribute to sprawl nor to the need for inefficient extensions and expansions of public facilities, utilities and services.

j. If located in an area proposed for annexation to the City, the area has been annexed prior to or will be annexed simultaneously with plat approval.

k. The applicant agrees to dedicate land, right-of-way and easements, as may be determined to be needed, to effectuate the purposes of these regulations and the standards and requirements incorporated herein.

l. All applicable submission requirements have been satisfied in a timely manner.

m. The applicant agrees to provide additional improvements, which may include any necessary upgrades to adjacent or nearby existing roads and other facilities to current standards and shall include dedication of adequate rights-of-way to meet the needs of the City's transportation plans.



FINAL PLAT
WHISPERING CREEK FARMS
2ND PLAT
A SUBDIVISION IN THE EAST HALF OF SECTION 31,
TOWNSHIP 53 NORTH, RANGE 31 WEST AND THE WEST HALF
OF SECTION 32, TOWNSHIP 53 NORTH, RANGE 31 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI
SHEET 1 OF 3

PROPERTY DESCRIPTION:
CONTAINING 6,909,676 SQUARE FEET OR 158.62 ACRES
A TRACT OF LAND IN THE EAST HALF OF SECTION 31, TOWNSHIP 53 NORTH, RANGE 32 WEST AND THE WEST HALF OF SECTION 32, TOWNSHIP 53 NORTH, RANGE 32 WEST IN SMITHVILLE, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, WHISPERING CREEK FARMS, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE N00°40'11"E, ALONG THE EAST LINE OF LOT 1, REARDON FARMS, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI, A DISTANCE OF 740.72 FEET; THENCE N00°40'53"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 471.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N88°58'06"W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 116.22 FEET TO THE SOUTHEAST CORNER OF LOT 1, MVP ESTATES, A SUBDIVISION IN CLAY COUNTY, MISSOURI; THENCE N00°17'20"E, ALONG THE EAST LINE OF SAID LOT 1, MVP ESTATES AND THE EAST LINE OF LOT 2, GOLDEN ACRES, A SUBDIVISION IN CLAY COUNTY, MISSOURI AND THE EAST LINE OF LOT 1, WINTERFELL HIGHLANDS, A SUBDIVISION IN CLAY COUNTY, MISSOURI, A DISTANCE OF 1615.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, WINTERFELL HIGHLANDS AND THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°21'58"E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH LINE OF KECK ADDITION, A SUBDIVISION IN CLAY COUNTY, MISSOURI AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1310.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST CORNER OF SAID LOT 2, KECK ADDITION; THENCE S00°06'02"E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 364.85 FEET; THENCE S89°20'49"E, A DISTANCE OF 1313.30 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND THE WEST LINE OF GREEN BRIAR ESTATES, A SUBDIVISION IN CLAY COUNTY, MISSOURI; THENCE S00°06'54"W, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST LINE OF SAID GREEN BRIAR ESTATES, A DISTANCE OF 942.82 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S00°24'54"W, CONTINUING ALONG THE WEST LINE OF SAID GREEN BRIAR ESTATES AND ALONG THE WEST LINE OF LOT 2, COOPER ACRES 2006, A SUBDIVISION IN CLAY COUNTY, MISSOURI AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1306.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N89°32'52"W, A DISTANCE OF 1314.55 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE S00°37'48"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1270.59 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NE 144TH STREET; THENCE N89°18'04"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, NORTH STAR, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI; THENCE N00°37'48"E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 785.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°18'04"W, ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 1, MECIABUE ACRES, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI, A DISTANCE OF 1109.63 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1 OF SAID WHISPERING CREEK FARMS; THENCE N08°09'40"W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 276.54 FEET TO THE POINT OF BEGINNING.

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 HEREFTER BE KNOWN AS "WHISPERING CREEK FARMS - 2ND 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 DRAINAGE, 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, WHISPERING CREEK FARMS, 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____
WHISPERING CREEK FARMS, L.L.C.

DWIGHT FRIDLEY, 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, CAME DWIGHT FRIDLEY, MEMBER OF WHISPERING CREEK FARMS, L.L.C., A 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 HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

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 _____

SURVEY NOTES:

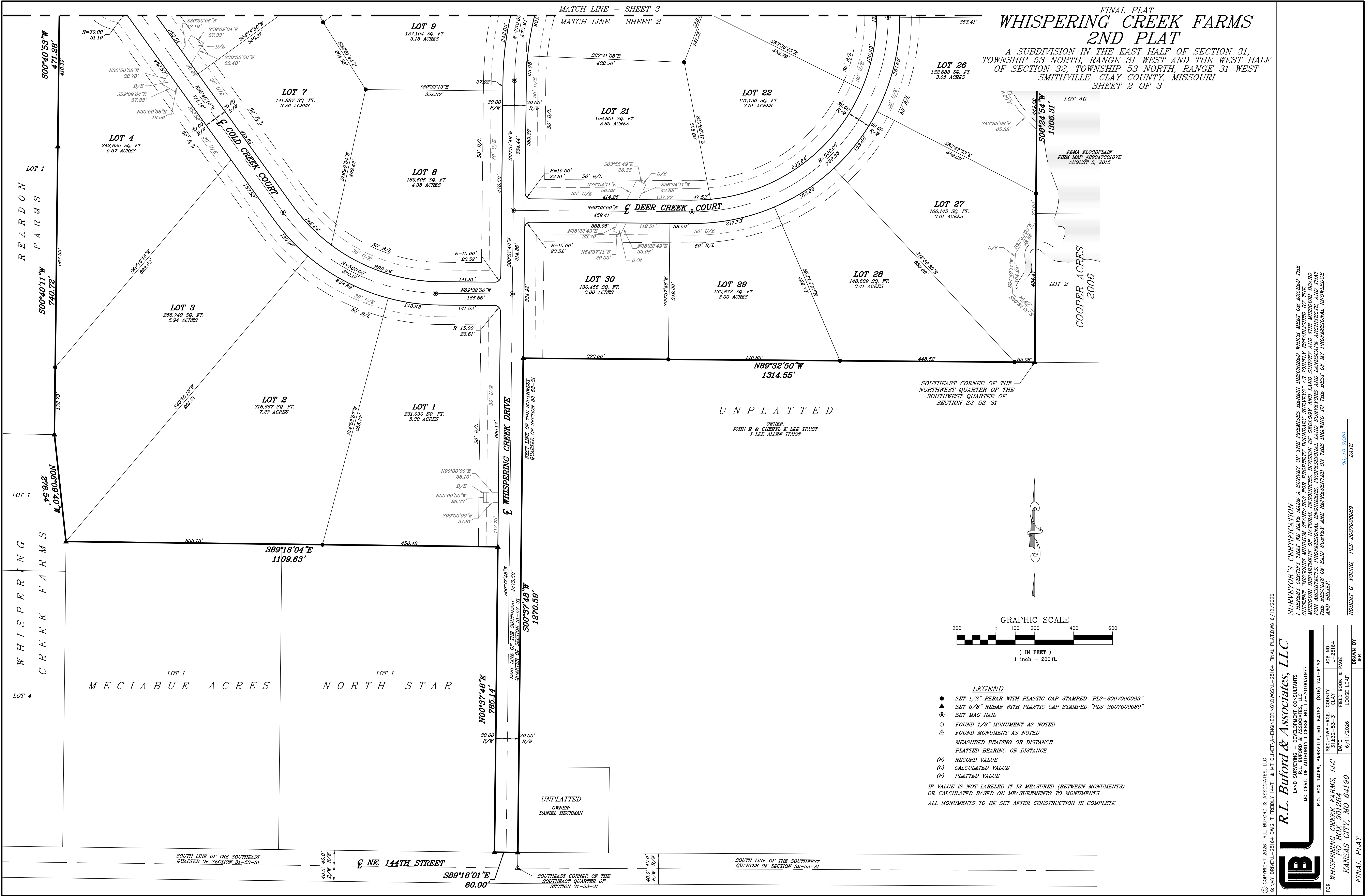
- THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
- THE BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT.
- THIS SURVEY DOES NOT REFLECT 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.
- NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 107 OF 350, MAP NUMBER 28047C0107E, EFFECTIVE AUGUST 3, 2015, THE SUBJECT AREA IS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AND ZONE A, AREAS DETERMINED TO BE INUNDATED BY THE 1% ANNUAL CHANCE FLOOD.

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 SURVEYING BOARD AND THE MISSOURI BOARD OF ARCHITECTS, 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 DATE 06/10/2026

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 WHISPERING CREEK FARMS, LLC	SEC-TWP-RGE, COUNTY JOB NO.
PO BOX 901264	31&32-53-31 CLAY L-25164
KANSAS CITY, MO 64180	DATE FIELD BOOK & PAGE
	6/11/2026 LOOSE LEAF
FINAL PLAT	DRAWN BY JKR



© COPYRIGHT 2026, R.L. BUFORD & ASSOCIATES, LLC
G:\MY DRIVE\L-25164 DWIGHT FREEDLY 144TH & MT OLIVET\A-ENGINEERING\DWG\L-25164.FINAL PLATTING 6/12/2026

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

FOR	WHISPERING CREEK FARMS, LLC PLAT 2007000089 KANSAS CITY, MO 64190	SEC.-TWP.-RGE. 31&32-53-31	COUNTY CLAY	JOB NO. L-25164	
DATE	6/11/2026	DATE	6/11/2026	DATE	6/11/2026
DRAWN BY	JKR	DRAWN BY	JKR	DRAWN BY	JKR

FINAL PLAT

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
SURVEYING BOARD AND THE MISSOURI BOARD OF 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
DATE 06/10/2026

