



Board of Aldermen Request for Action

MEETING DATE: 10/7/2025

DEPARTMENT: Development

AGENDA ITEM: Annexation Public Hearing

REQUESTED BOARD ACTION

Conduct a public hearing in accordance with state law concerning annexation of Lots 1 and 4 of Phase I, Whispering Creek Farms, as well as additional adjoining land.

SUMMARY

The applicant seeks to annex land surrounding the previously annexed two lots at the northeast corner of 144th Street and Mount Olivet Road by the Board.

Following the public hearing, an Ordinance will be drafted for presentation at the October 21, 2025 Board meeting for First Reading.

BACKGROUND

These lots are north and east of the recently annexed Lots 2 and 3 of Whispering Creek Farms Phase I, and owned by the same party.

PREVIOUS ACTION

Lots 2 and 3 of the same subdivision were annexed in August by the Board.

POLICY ISSUE

Comprehensive Plan and Board Strategic Plan.

FINANCIAL CONSIDERATIONS

None.

ATTACHMENTS

- | | |
|--|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |



**Voluntary Annexation
Staff Report**

September 29, 2025

Annexation of Parcel Id's #06-703-00-01-015,00; 06-703-00-01-012.00 and a portion of 06-703-00-01-016.00

Application for Voluntary Annexation of Land to the City

Code Sections: State Law Section 71-012 Annexation

Property Information: Address: Approx. 3400 NE 144th Street

Owner: Whisper Creek Farms LLC

Notice Date: September 24, 2025

GENERAL DESCRIPTION:

The applicant seeks to annex 3400 NE 144th Street (approximate address) into the city for future development. This land is north and east of the recently annexed land at Mt. Olivet and 144th Street.



COMPLIANCE WITH COMPREHENSIVE PLAN

Voluntary annexation is a request by a property owner and is subject to the discretion of the City. The Comprehensive Plan currently identifies certain areas that can be considered for annexation. The subject property is immediately adjacent to the most recent annexation.

CONTIGUOUS AND COMPACT

Property meets the State law requirement of 15% of the boundary be contiguous to the City limits of Smithville.

ABILITY TO PROVIDE SERVICES

All utilities and services are available to be provided at this time, including police, parks and street maintenance. Water utilities are provided by Clay County PWSD #9, and Platte-Clay Electric provides power.

STAFF RECOMMENDATION:

Staff recommends Board listen to the Public input on the matters that will assist them in determining the reasonableness of the annexation and the necessity of the annexation to the proper development of the city, at the next Board meeting.

Respectfully Submitted,

/s/ Jack Hendrix /s/

Zoning Administrator