

Whispering Creek Farms

October 20, 2026

Developer History

- Lifelong Clay County Resident
- Business located in Smithville for 25 years
- Residential Home Builder in Clay/Platte County
- Owns several rental properties within Smithville
- Plans to retain lots 5-15 for his own family home

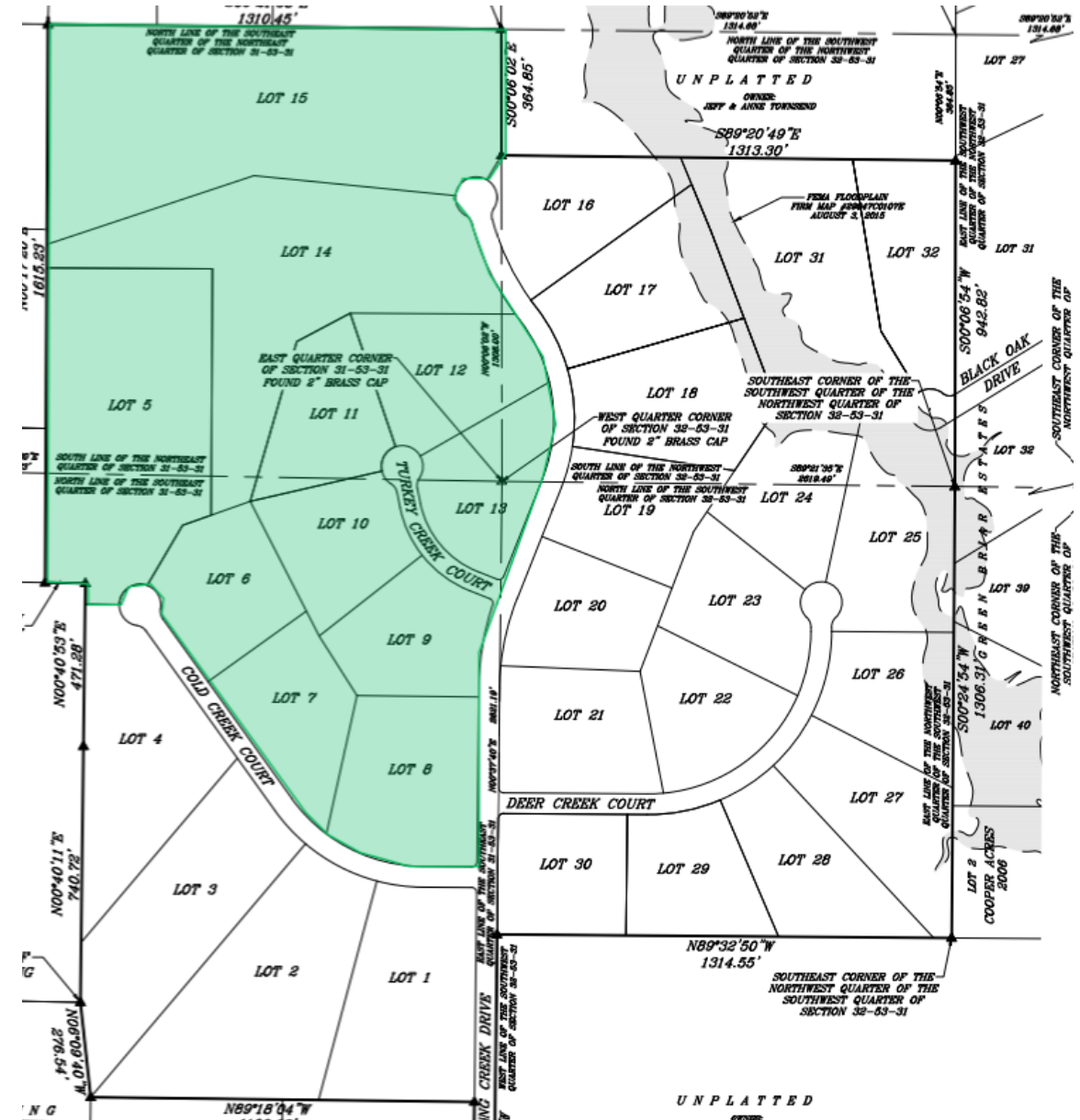


Clay County Proposal

- 28 lots total APPROVED by Planning and Zoning Commission
 - Later denied by County Commissioners due to political reasons
 - Neighborhood Entrance on 144th Street was APPROVED, with 30 MPH advisory speed signs
 - Minimum lot size requirement of 5 acres
 - Adjacent property owners were aware of 60' wide strip to be used for access to this property before they purchased their land

Development Details

- Mayor of Smithville welcomed the idea when approached about annexation
- Developer will live in neighborhood on northern 63 acres
- Lot size ranges from 3.0 to 14.74 acres
- Average Lot size is 4.64 acres
- Entrance APPROVED by Clay County Road and Bridge Department



Traffic Impact Study

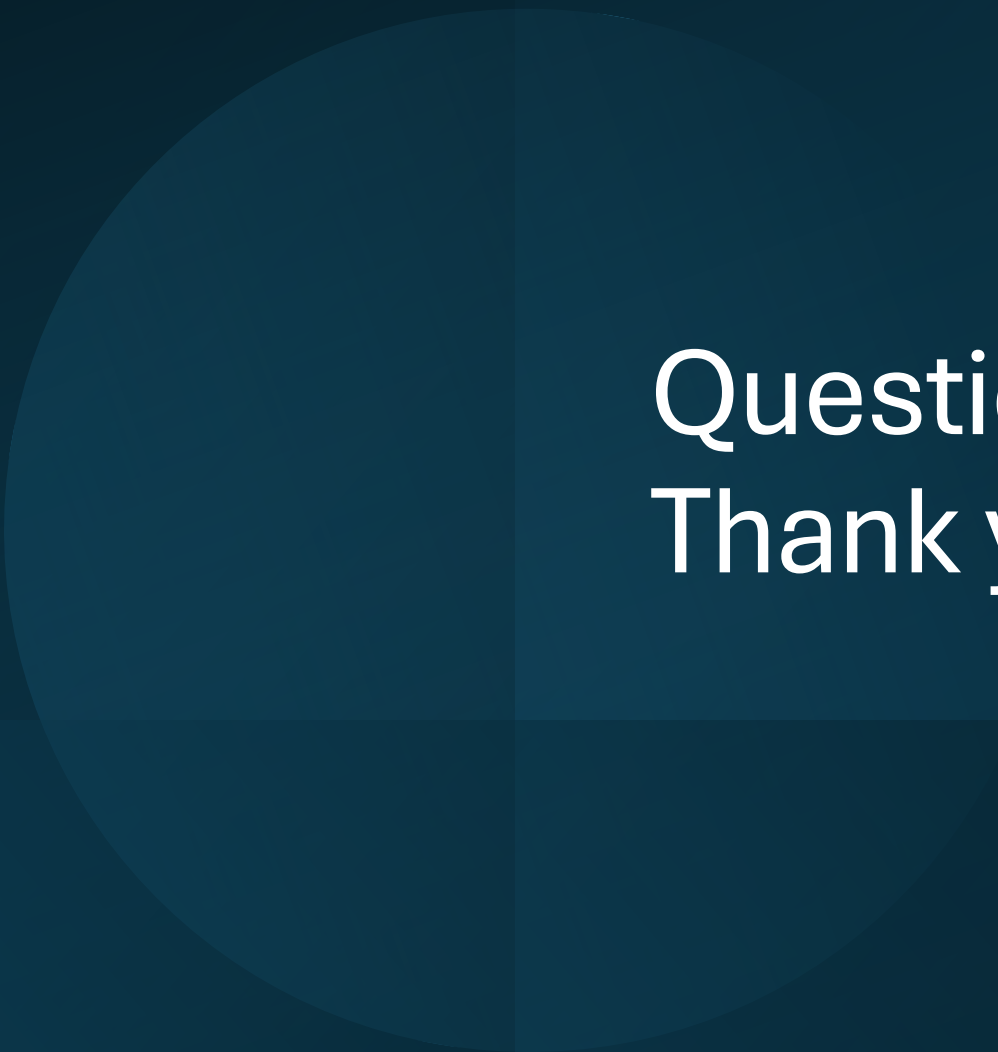
- No prevalent crash patterns
 - 2 PDO crashes at the intersection in 2023
 - No crashes along NE 144th St 2023-2025
- Minimal Traffic Volumes
- Intersection of Mt. Olivet and NE 144th St. will continue to operate at a LOS A in future scenario

USE	Intensity	Daily	AM			PM		
ITE 210		Total	Total	In	Out	Total	In	Out
Single Family Detached - NE 144 th St.	30	273	21	6	15	28	17	11
Single Family Detached - Black Oak Dr.	2	18	1	0	1	2	1	1



Summary

- The plat meets ALL guidelines outlined in the development code of the city of Smithville.
- The plat matches the comprehensive plan and existing adjacent uses
- The proposed intersection has received approval from the Clay County Highway and Bridge Department
- All lots have appropriate soil conditions for septic tanks and will apply for a Health Department Septic System permit
- Street, storm and site disturbance plans have been submitted to the city for review and approval



Questions?
Thank you!