



Planning and Zoning Commission Meeting

December 8, 2020

7:00 p.m. – City Hall and Via Videoconference

NOTICE: *Due to the Health Officer's orders for safety, public meetings and public comment during public meetings will require modification. The City of Smithville is committed to transparent public meetings and will continue this commitment during the COVID-19 crisis. Anyone who wishes to view the meeting may do so in real time as it will be streamed live on the city's FaceBook page through FaceBook Live.

1. Call to Order
2. Approve the November 10, 2020 Planning Commission Minutes
3. Staff Report
4. PUBLIC HEARING
 - Set Initial Zoning for 18523 County Line Rd.
5. Zoning 18523 County Line Rd. to A-R
6. PUBLIC HEARING
 - Landmark Farms Final Plat – 10 lot subdivision at 18523 County Line Rd.
7. Final Plat – Landmark Farms – 10 lot subdivision on 77+/- acres at 18523 County Line Rd.
8. Adjourn



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION
November 10, 2020
7:00 P.M.
Council Chambers

Due to the COVID-19 pandemic this meeting was held via the Zoom meeting app. City staff were at City Hall for the meeting.

Planning and Zoning Commission members attended via the Zoom meeting app. The meeting was streamed live on the city's YouTube page through YouTube Live.

Those attending the meeting: Deb Dotson, Alderman Melissa Wilson, Dennis Kathcart, Carmen Xavier, Connor Samenus, Mayor Damien Boley, Chairman Rand Smith, and Development Director Jack Hendrix.

1. CALL TO ORDER

Chairman Rand Smith called the meeting to order at 7:00 p.m.

2. MINUTES

The October 13, 2020 Meeting Minutes were moved for approval by XAVIER, Seconded by ALDERMAN WILSON.

Ayes 6, Noes 0, 1 Abstained (SMITH). Motion carried.

3. STAFF REPORT

HENDRIX reported:

We have had 45 single family residential permits and 6 new commercial building permits since January 1, 2020.

The Greyhawke Phase 3 inal plat has been released for recording with Clay County. This releases another 50 lots that will be eligible for construction.

HENDRIX thanked the Comprehensive Plan consultants, the Planning Commission, the Board of Alderman and the citizens for all of their work and input over the last year on the Comprehensive Plan process that we are going to be talking about tonight.

4. PUBLIC HEARING--- 2030 COMPREHENSIVE PLAN

Public Hearing: None

Public Hearing closed

5. RESOLUTION 2020-1 – ADOPTING THE CITY OF SMITHVILLE COMPREHENSIVE PLAN 2030

HENDRIX stated that the Commission has been presented a Resolution document. It is a State Law requirement that this commission pass the adoption of the plan via a Resolution. Consultants Heather Branigin and Leslie Deacon are also here again tonight.

MS. BRANIGIN stated that it had been an honor to work with you all and you have put so much work into this. Her hope was that all your voices have been represented and it certainly seems as though they had been. She thanked them for all the effort and time the commission put in on this.

MS. DEACON also thanked the City staff and Planning Commission as well as any other task force members who might be joining us tonight. She said this was a delightful process and really enjoyed learning more about Smithville. She feels that the future for Smithville is very bright with a lot of exciting changes on the horizon and a lot of strong opportunities.

SMITH stated that he felt the consultants have been very professional in all that they have done, and it has been a pleasure to work with them. In his seven years on the Planning Commission there has never been anything he has been more anxious to pass as far as a resolution, so he is looking forward to it. The City leadership should be commended for contracting with Future IQ and putting this together.

XAVIER stated that she agreed with Mr. Smith.

ALDERMAN WILSON stated that she agreed as well. This has been a very good and fruitful process for the City.

MAYOR BOLEY stated David Beurle with Future IQ was very happy to get the contract extension. They had never done a Comprehensive Plan before, but they figured it out and he thinks we have a pretty good one. It is easy for anyone to read it and see what Smithville wants to do.

HENDRIX stated that to him, that is the most impressive part. We brought in the company that did our Strategic planning, they bid on a Comprehensive Plan that they had never done before, they brought in Jon Stover and Associates who has done these plans before. He thanked Future IQ and Jon Stover and Associates and their staff members for the work they did. This was a very good thing for our community.

MAYOR BOLEY motioned to approve Resolution 2020-1 – Adopting the City of Smithville Comprehensive Plan 2030. Seconded by DOTSON.

THE VOTE: DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE, SAMENUS-AYE, ALDERMAN WILSON-AYE, XAVIER-AYE, SMITH-AYE.

AYES-7, NOES-0. MOTION PASSED

6. SITE PLAN REVIEW--- CDL SCHOOL--- LOTS 10 AND 11 OF FIRST PARK (FUTURE PARK DR. ADDRESS)

HENDRIX stated that in the packet the commission received are the site plan documents. It includes the site plan layout, the building materials provision, and the staff report. The applicants, their agent and the engineer are all here to answer any questions.

Dan Hartman---Applicant's Agent---408 E. Meadow St. Smithville, Mo---Stated that they are very excited about having a vocational school here in Smithville. It is a CDL school. This allows an opportunity to reach out beyond our community. As most of you may know, there is a shortage of truck drivers in the US. This will be an opportunity to train these drivers as well as offer other services. They are excited and it's been a year long process. They originally presented this in another County, but things did not work out. He thinks that it worked out better for the City of Smithville. He

said they are honored to be here this evening and present this and they appreciate the Commission's consideration.

William Foreman---Applicant---PO Box 448 Smithville MO--- Stated that his wife Tiffany and daughter Jessica Siercks were also here with him. They have been contracted with FedEx Ground for 26 years. FedEx gave us the opportunity to train our own drivers at the facility and qualify them. This is something we thought about expanding and involving others that are in need of jobs. I enjoy training and everything to do with big trucks. We will be qualified by the state so there will be state funding. A lot of people go to Johnson County Community College or other truck driving schools. We are going to be similar, but we want to be better and we want to teach them the right way. This is something that we are really looking forward to doing and giving plenty of people this opportunity.

MAYOR BOLEY stated that this fits in with several of the pillars of the Comprehensive Plan that we just approved. The Board of Alderman had a joint meeting with the School Board last week and one of the things discussed was educational opportunities and training. This checks so many of the boxes. He stated that he was sorry that whatever happened in Clinton County happened, but he is happy to have them now choosing to start this business in Smithville.

XAVIER asked if they try to recruit from within the city limits of Smithville or if students will come from the greater Kansas City area as well?

MR. FOREMAN stated that this will be open to everyone.

MAYOR BOLEY asked if they will also have onsite mechanics to take care of their trucks?

MR. FOREMAN stated no. He uses a mechanic up in Stewartsville for all his FedEx trucks.

MAYOR BOLEY asked Mr. Hendrix if in the future there will also be a road coming out to Commercial at the stop light?

HENDRIX stated yes but not until the next phase. Long term plans would be to have stop light access into the industrial area.

DOTSON stated that some large RVs' require CDL's. Will you accommodate people who might want that kind of training too or are you just going to train commercial truck drivers?

MR. FOREMAN stated that we are beginning with commercial truck drivers and would like to expand from there.

Tiffany Foreman---Applicant---PO Box 448 Smithville MO---Stated that they would like to reach out to all of the schools around here to let them know that this is a vocational option for kids who maybe don't want to go to college or can't go to college. We are also going to reach out to local veteran's groups to see if we can help them get vocational training. Their other end goal is to offer class A and class B as well. They also have a secondary trucking company that they own and the students coming out of this school will be able to get experience from that. Most people don't want to hire someone straight out of school, so this gives them an opportunity to get the hours they need to show experience.

HENDRIX asked if in addition to the class A are you going to do other certifications such as tanker, hazmat etc.?

MR. FOREMAN stated yes.

SAMENUS motioned to approve the site plan for the CDL School—Lots 10 and 11 of First Park. Seconded by XAVIER.

THE VOTE: SAMENUS-AYE, ALDERMAN WILSON-AYE, XAVIER-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE, SMITH-AYE.

AYES-7, NOES-0. MOTION PASSED

7. ADJOURN

MAYOR BOLEY made a motion to adjourn. SAMENUS seconded the motion.

VOICE VOTE: UNANIMOUS

SMITH declared the session adjourned at 7:24 p.m.



STAFF REPORT

December 8, 2020

Initial zoning of Clay County Parcel Id # 05202000100300 and
Platte County Parcel # 11-2.0-03-000-000-002.000

Application for a Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address: 18523 County Line Rd.
Owner: Landmark Farms, LLC
Current Zoning: New annexation
Proposed Zoning: A-R

Public Notice Dates:

1st Publication in Newspaper: November 19, 2020
Letters to Property Owners w/in 185': November 20, 2020

GENERAL DESCRIPTION:

The applicant recently annexed this 77+/- acre tract of agricultural land into the City Limits. The applicant intends to seek an agricultural subdivision of lots, some of which will be less than 10 acres and the initial zoning needs to be set by the City. The tract is agricultural in nature, and the applicant seeks to have it zoned A-R to allow for 10 single family A-R homes. The area is agricultural.

EXISTING ZONING:

The existing zoning predates the annexation into the city limits.

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area is agricultural in Clay and Platte Counties.

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

The existing Comprehensive Plan was approved on November 10, 2020, after this application was submitted, but it calls for this area to be agricultural (green) with the area identified with the red boundary in Platte County. It is in compliance with the plan.



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

The area has existing farm houses adjacent to the property so water is available, along with all other utilities and public services.

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

The current use is agricultural formerly outside the city limits.

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

The property has been a farm in the county.

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

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

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



City of Smithville

Meeting Date: December 8, 2020

Department: Development

Agenda Item: Bill No. 28XX-20, Zoning 18523 County Line Rd.

Summary:

Approving this ordinance would set the initial zoning on this property to A-R

Purpose:

The property was annexed in two parts, one in November and the other on December 1st, 2020 and the initial zoning must be set. A public hearing before the Planning Commission is to be conducted at tonight's meeting for setting the initial zoning on the property, followed by the Commission considering the attached findings of fact.

The property is a roughly 77-acre agricultural tract in Clay and Platte County at the southeast corner of 188th St. and County Line Rd. Applicant seeks to develop the land into 10 large lots for A-R development.

Impact:

Comprehensive Plan:	Complies
Economic Development Plan:	n/a
Parks Master Plan:	n/a
Strategic Plan:	Complies
Capital Improvement Plan:	n/a
Budget:	n/a

Legislative History:

Annexed in November and December, 2020.

Suggested Action:

A motion to approve Findings of Fact for the initial zoning of 18523 County Line Rd.

Attachments: Plans Contract Staff Report

Ordinance Resolution Minutes Other: Findings of Fact

FINDING OF FACTS AND CONCLUSIONS OF LAW

Applicant: Landmark Farms, LLC

Land Use Proposed: A-R

Zoning: County Agricultural

Property Location: 18523 County Line Rd.

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 December 8, 2020, 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 single agricultural in character in both Clay and Platte Counties.
2. Consistency with the City's Comprehensive Plan and ordinances.
The existing Comprehensive Plan was approved on November 10, 2020 during the pendency of this application. Significant development is not expected in the plan, and Low-density housing is called for in the North part of the city. It complies with the plan.
3. Adequacy of public utilities and other needed public services.
The land has water and other utilities along the west line (County Line Rd.) and water is available along the north side of 188th St.
4. Suitability of the uses to which the property has been restricted under its existing zoning.
The current use is agricultural formerly outside the city limits, and the proposed district matches the current use district.
5. Length of time the property has remained vacant as zoned.
The property was in the unincorporated county but had never previously annexed. This property would be developed into 10 lots.
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 December 8, 2020, 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 County Single Family Residential to A-R 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 A-R.

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF SMITHVILLE, MISSOURI.

WHEREAS, The City of Smithville received an application for annexation on September 24, 2020 for property located at 18523 County Line Rd.; and

WHEREAS, after the property was annexed in two separate hearings, the City is now required to designate the initial zoning of newly annexed property, so a Public Hearing was conducted before the Planning Commission on December 8, 2020; and

WHEREAS, the Planning Commission presented its' findings to the Board of Aldermen and recommended approval of the initial zoning for the property as A-R.

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 West Half Of The Southwest Fractional Quarter Of Section 3, Township 53 North, Range 33 West, In Clay And Platte County, Missouri, Being Described As Follows: Beginning At The Northwest Corner Of The Southwest Fractional Quarter Of Said Section 3 In Platte County, Missouri; Thence S89°31'16"E, Along The North Line Of Said Fractional Quarter Section, A Distance Of 278.71 Feet To The Northeast Corner Of Said Southwest Fractional Quarter; Thence S00°44'29"E, Along The East Line Of Said Southwest Fractional Quarter, A Distance Of 49.45 Feet To The Northwest Corner Of The Southwest Fraction Quarter Of Said Section 3 In Clay County; Thence S89°52'56"E, Along The North Line Of Said Southwest Fractional Quarter, A Distance Of 997.32 Feet To The Northeast Corner Of The West Half Of Said Southwest Fractional Quarter Of Section 3; Thence S00°37'37"W, Along The East Line Of Said West Half, A Distance Of 2652.92 Feet To The Southeast Corner Of The West Half Of Said Fractional Quarter; Thence N89°13'12"W, Along The South Line Of Said Fractional Quarter, A Distance Of 949.26 Feet To The Southwest Corner Of The Southwest Quarter Of Fractional Section 3 In Clay County; Thence N00°24'52"W, Along The Platte County And Clay County Line, A Distance Of 49.41 Feet To The Southeast Corner Of The Southwest Quarter Of Fractional Section 3 In Platte County; Thence N89°14'01"w, Along The South Line Of Said Southwest Fractional Quarter, A Distance Of

308.24 Feet To The Southwest Corner Of The Southwest Quarter Of Fractional Section 3 In Platte County; Thence N00°13'11"E, Along The West Line Of Said Fraction Quarter, A Distance Of 2640.16 Feet To The Point Of Beginning.

is hereby set as A-R.

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 _____ DAY OF _____, 20_____

Mayor

ATTEST:

City Clerk

First Reading: 12/15/2020

Second Reading / /

Exhibit A

All that part of the North one half of Section 36, Township 34, Range 33, Clay County, Missouri, described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 36; thence North 89 degrees 49 minutes 48 seconds East along the North line of the Northeast Quarter of said Section 36, a distance of 662.69 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36; thence South 0 degrees 20 minutes 18 seconds West along the East line of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 663.23 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36; thence North 89 degrees 50 minutes 00 seconds East along the South line of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 590.45 feet to the West line of the East 170 Acres of said Section 36; thence South 0 degrees 26 minutes 29 seconds West along the West line of the East 170 Acres of said Section 36, a distance of 114.37 feet; thence North 89 degrees 43 minutes 06 seconds West, a distance of 971.22 feet; thence South 56 degrees 32 minutes 56 seconds West, a distance of 98.83 feet; thence South 46 degrees 04 minutes 14 seconds West, a distance of 376.49 feet to the most Westerly corner of Tract "G", HARBOR LAKE FIFTH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 89 degrees 43 minutes 06 seconds West, a distance of 238.15 feet; thence South 13 degrees 23 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 43 minutes 06 seconds West, a distance of 1004.87 feet to a point on the East line of Lot 1, CARTER FARMS, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 00 degrees 34 minutes 50 seconds East, along the East line of said Lot 1, a distance of 60.52 feet to the Northeast corner of said Lot 1; thence North 89 degrees 28 minutes 47 seconds West, along the North line of said Lot 1, a distance of 528.68 feet to the Northwest corner of said Lot 1, said point also being on the East right of way line of Missouri State Highway "F"; thence North 0 degrees 34 minutes 50 seconds East along said right of way line, a distance of 794.51 feet; thence along said right of way line, along a curve to the left, tangent to the last described course, having a radius of 349.73 feet, an arc distance of 66.19 feet; thence South 89 degrees 38 minutes 07 seconds East, a distance of 192.23 feet; thence North 0 degrees 35 minutes 50 seconds East, a distance of 233.0 feet to the North line of the Northwest Quarter of said Section 36; thence South 89 degrees 38 minutes 07 seconds East along said line, a distance of 1666.64 feet to the point of beginning. Said tract contains 60.87 acres more or less.



December 8, 2020
Initial zoning of Clay County Parcel Id # 05202000100300 and
Platte County Parcel # 11-2.0-03-000-000-002.000

Application for a Plat Approval – Landmark Farms 10 lots

Code Sections:

425.285.A.4 Single Phase Final Plat Approval

Property Information:

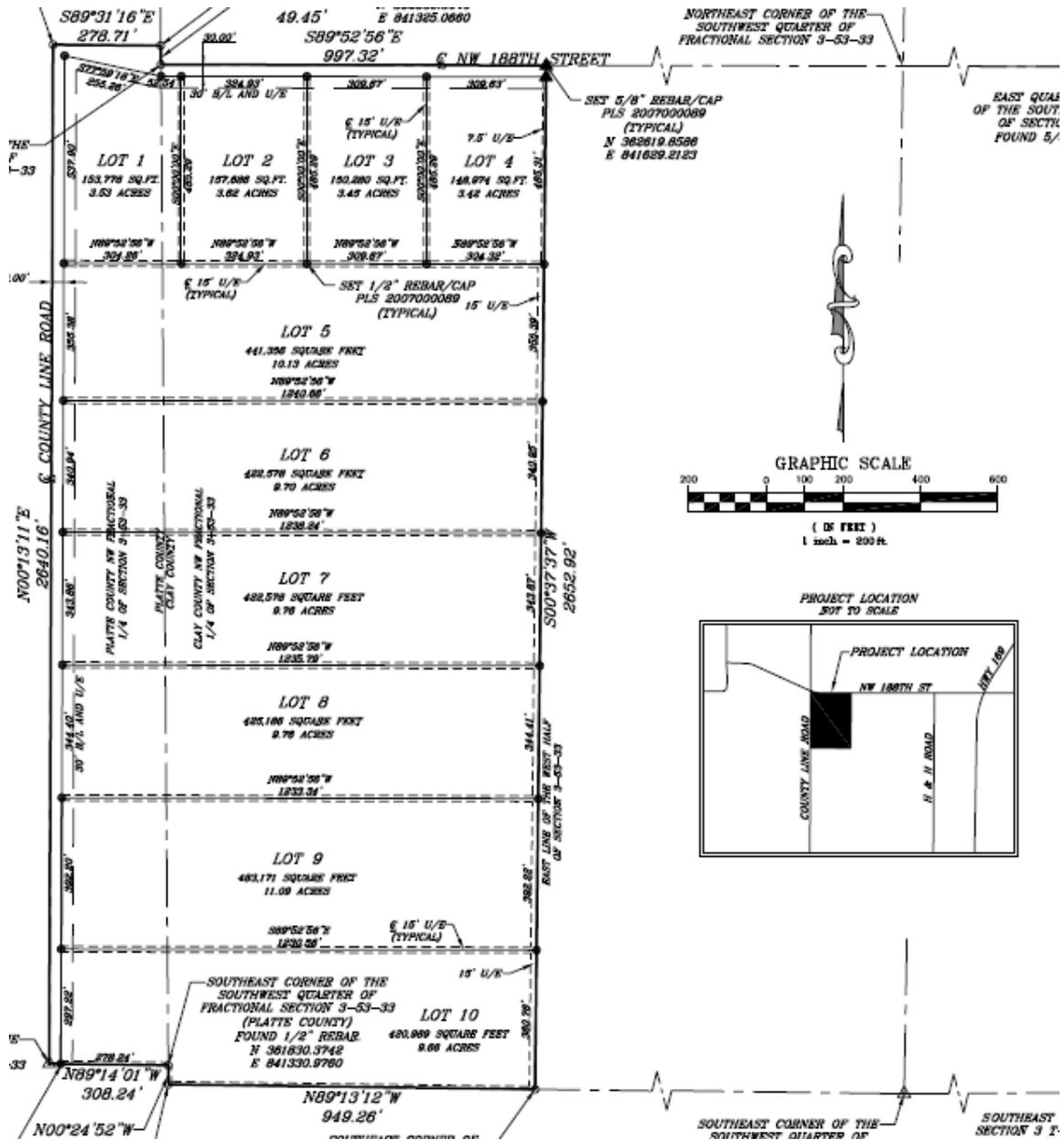
Address: 18523 County Line Rd.
Owner: Landmark Farms, LLC
Current Zoning: County Agricultural
Proposed Zoning: A-R

Public Notice Dates:

1st Publication in Newspaper: November 19, 2020
Letters to Property Owners w/in 185': November 20, 2020

GENERAL DESCRIPTION:

The property is currently a 77 +/- acre parcel owned by Landmark Farms, LLC and includes one single family residence on a farm. The application is to divide the land into 10 A-R zoned lots for future single-family residential uses. The land is contained in both Clay and Platte Counties, the east 55 acres is in Clay, while the west 22 acres is in Platte county.



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:
- 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.*
 - The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan. *The Development pattern is*

similar to the existing zoning on the property and the Comprehensive Plan calls for agricultural.

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. ***The property is generally flat with no substantial swales and would be developed into 4 3.5 acre lots and 6 10 acre lots. The proposed density is such that no stormwater report is needed as the available land for each lot is sufficient to disperse any collected stormwater.***

(2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth. ***Again, a series of single family houses on 10 total lots is anticipated and the only grading will be for the proposed foundations of the houses and any outbuildings.***

(3) A good grade relationship with the abutting streets, preferably somewhat above the street. ***Each lot will have several hundred feet of street frontage and no adjustments are anticipated.***

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

(5) Adequate lot depth for outdoor living space. ***Yes.***

(6) Generally regular lot shapes, avoiding acute angles. ***Yes.***

(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.

There are no new roadways as the existing lots are on existing blacktop.

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, the development will be for septic sewers on all lots, and all utilities are available at the street frontage.***

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 development meets this standard.***

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

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.

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.

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, the plat includes the required dedications.**

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. **Staff's recommendation is based upon the developer's contributing \$625.00 per lot (\$6,250.00 for 10 lots) in Park land fees in lieu of dedication and installing up to two fire hydrants along the waterline on 188th St..**

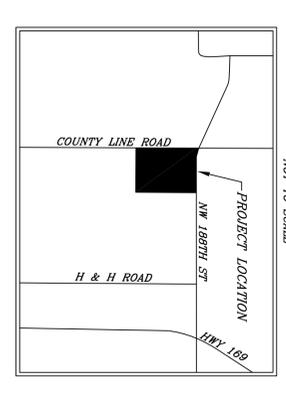
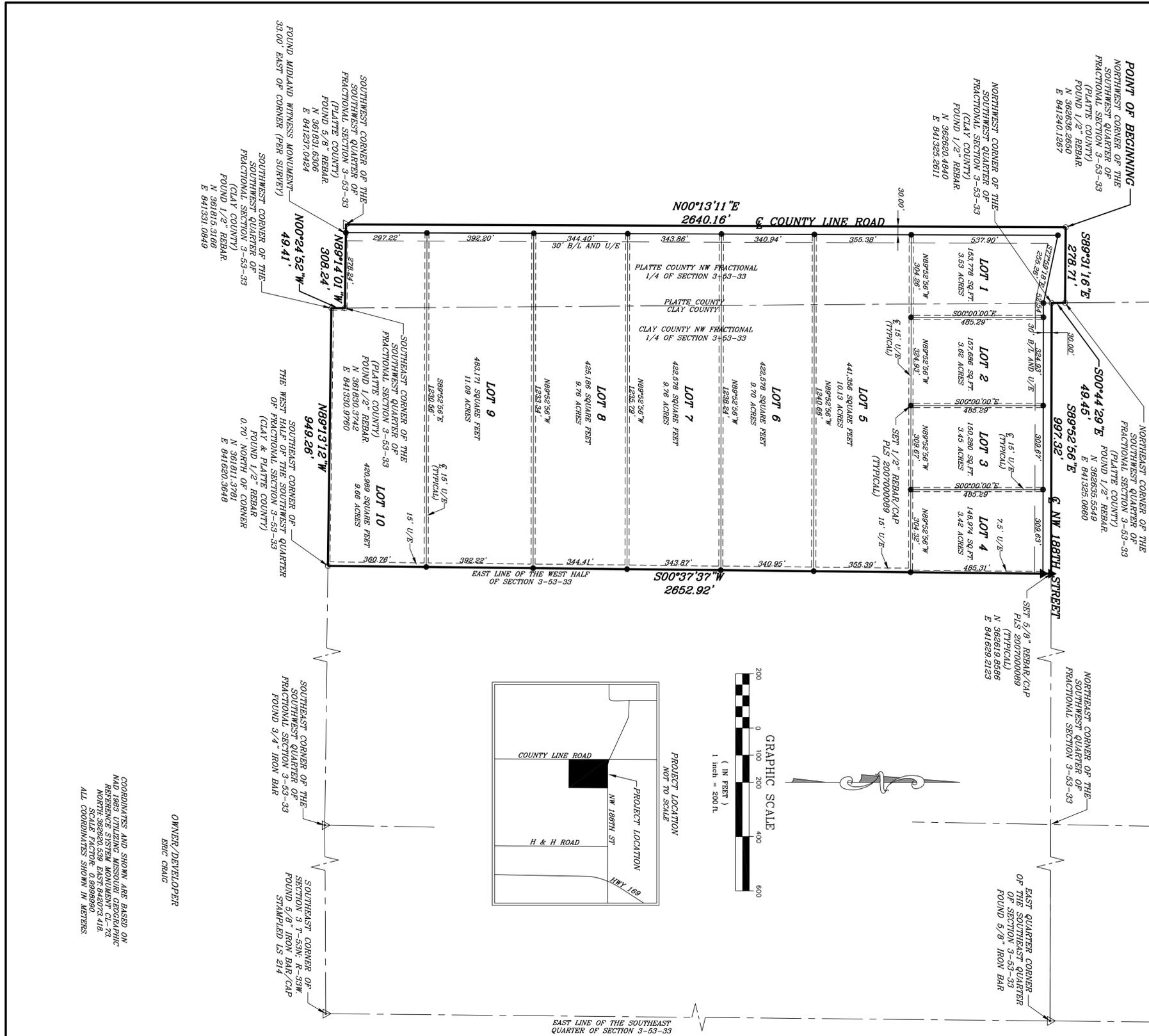
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat based upon adherence to the conditions contained in this report.

Respectfully Submitted,

Director of Development

FINAL PLAT
LANDMARK FARMS
 A SUBDIVISION IS THE SOUTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 53 NORTH, RANGE 33 WEST,
 CLAY AND PLATTE COUNTY, MISSOURI



OWNER/DEVELOPER
ERIC CRAIG

COORDINATES AND SHOWN ARE BASED ON
 ANTIKERS TYPICAL 2-DIMENSIONAL
 REFERENCE SYSTEM MONUMENT CL-73
 NORTH: 362620.539 EAST: 942073.418
 SCALE FACTOR: 0.9999990
 ALL COORDINATES SHOWN IN METERS

PROPERTY DESCRIPTION
 CONTAINING 3,361,907 SQUARE FEET OR 76.96 ACRES

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 53 NORTH, RANGE 33 WEST, IN CLAY AND PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 IN PLATTE COUNTY, MISSOURI; THENCE S89°21'16\"/>

BOUNDARY SURVEY NOTES:

1. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A TITLE REPORT BY STEWART TITLE COMPANY COMMITMENT NUMBER 068477, EFFECTIVE DATE OF AUGUST 19, 2020 AT 6:00AM.
2. THE BOUNDARIES SHOWN HEREBY ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT CL-78 (2003 ADJUSTMENT).
3. 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 COVENANTS, SUBDIVISION RESTRICTIONS, AND ZONING OR OTHER LAND USE REGULATIONS.
4. CERTAIN INFORMATION SHOWN HEREBY WAS OBTAINED FROM A TITLE REPORT BY STEWART TITLE COMPANY COMMITMENT NUMBER 068477, EFFECTIVE DATE OF AUGUST 19, 2020 AT 6:00AM.
5. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DETERMINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 14 OF 350, MAP NUMBER 29047C0014E, EFFECTIVE DATE AUGUST 3, 2015, THE SUBJECT PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAT DEDICATION.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "LANDMARK FARMS".

EASEMENT DEDICATION:
 AN EASEMENT IS HEREBY GRANTED TO THE CITY OF SMITHVILLE, MISSOURI, AND ITS ASSIGNS TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLLS, WIRES, ANCHORS, CONDUITS AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, OR UNDER THESE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U/E) OR WITHIN ANY OPEN SPACE, OR STREET, THOROUGHFARE DEDICATED TO PUBLIC USE OR PRIVATE ALLEY ON OR IN THIS PLAT.

BUILDING LINES:
 BUILDING LINES OR SETBACK LINES (B/L) ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO. INTERIOR SIDE YARD SETBACKS ARE HEREBY SET AT 7.5 FEET. REAR YARD SETBACKS ARE HEREBY SET AT 20 FEET.

STREET DEDICATION:
 STREETS SHOWN HEREBY AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY AND UTILITY EASEMENTS ARE HEREBY DEDICATED.

NOTARY PUBLIC
 STATE OF _____ COUNTY OF _____ SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF _____, _____, I HAVE PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF BOUNDARY SURVEY, AND I HAVE PERSONALLY KNOWN TO BE THE SAME PERSONS WHO RECEIVED THE FOREGOING INSTRUMENT OF BOUNDARY SURVEY, AND I HAVE HEREBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

SMITHVILLE PLANNING AND ZONING COMMISSION:
 THE FINAL PLAT OF "LANDMARK FARMS" SUBDIVISION WAS SUBMITTED TO AND APPROVED BY THE SMITHVILLE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRMAN _____
 SECRETARY _____

AND: _____
 SECRETARY _____

THIS FINAL PLAT APPROVED _____ BY THE BOARD OF ADELMEN OF SMITHVILLE, MISSOURI.
 THIS _____ DAY OF _____, 20____.

(SEAL) _____ MAYOR _____

ATTEST: _____ CITY CLERK _____

ENTERED ON TRANSFER OF RECORD THIS _____ DAY OF _____, 20____.

COUNTY RECORDER _____

FOR **ERIC CRAIG**

R.L. Buford & Associates, LLC
 LAND SURVEYING & DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC - MISSOURI
 AUTHORITY LICENSE NO. LS-2010031977
 rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

DATE: 11/20/2020

DRAWN BY: A.B.H.

DATE: 11/20/2020

ROBERT G. YOUNG, PLS-2007000089

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