

Loch Lloyd Land Use Master Plan Update

Planning and Zoning Commission
Kick-Off Meeting

August 1, 2023



Meeting Agenda

- 01.** Introductions
- 02.** Project Scope and Schedule
- 03.** Comprehensive Planning Review
- 04.** Existing Land Use and Zoning Review
- 05.** Issues and Opportunities
- 06.** Next Steps?

01. Introductions

02. Project Scope and Schedule

03. Comprehensive Planning Review

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06. Next Steps?

01 Introductions

Introductions

CONFLUENCE



Chris Shires
Principal



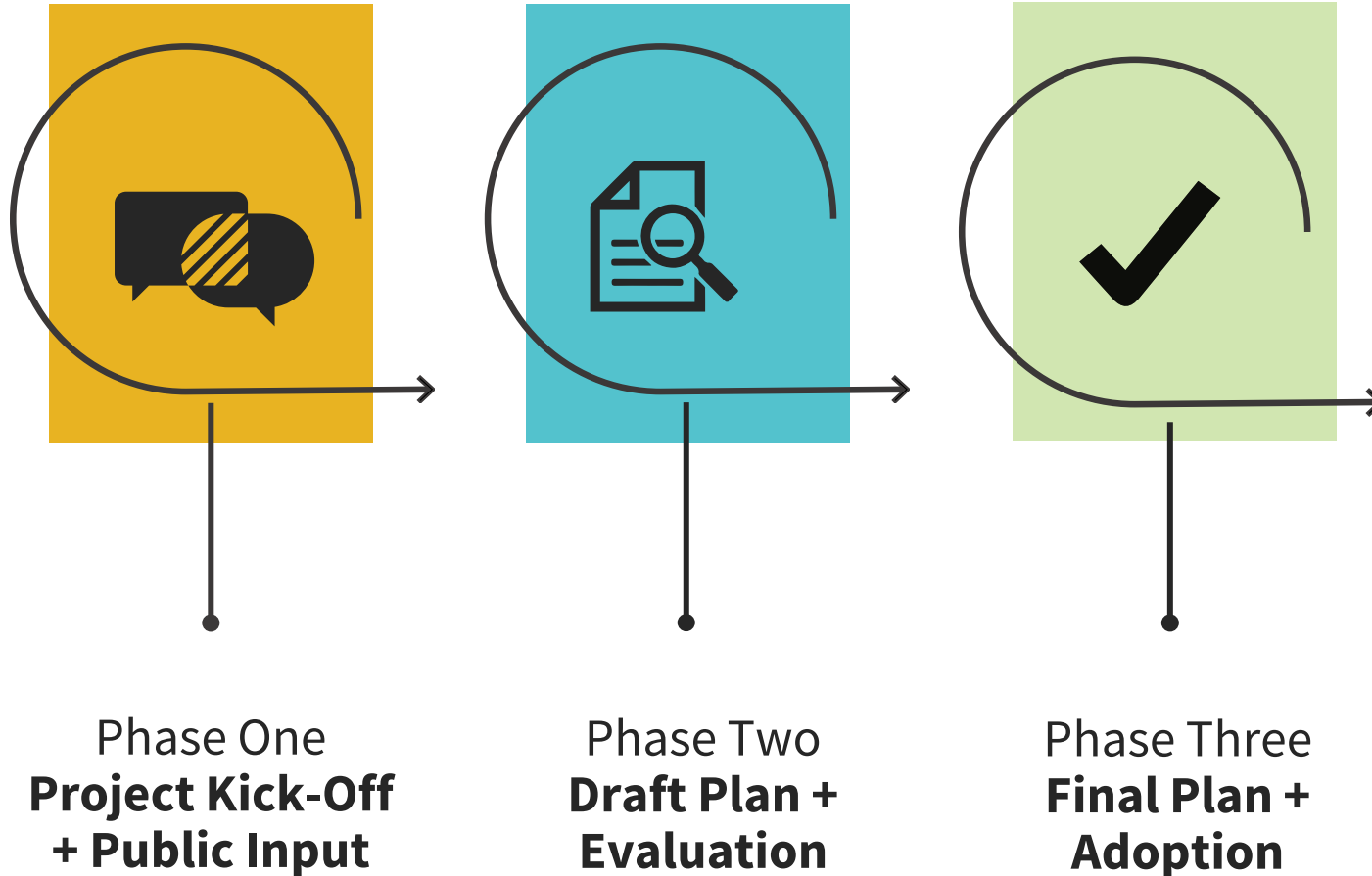
Abbey Hebbert
Planner

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- 02. Project Scope and Schedule**
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02 Project Scope and Schedule

Project Scope

« Three phase process



Project Scope

Phase One – Project Kick-Off + Public Input

- « Project Kick-Off with P&Z Commission (**Aug 1st at 9am**)
- « Online Engagement
- « Stakeholder Interviews
- « Public Visioning Workshop (**Sept 12th at 6pm**)
- « Input Review with P&Z Commission (**Sept 27th at 9am**)



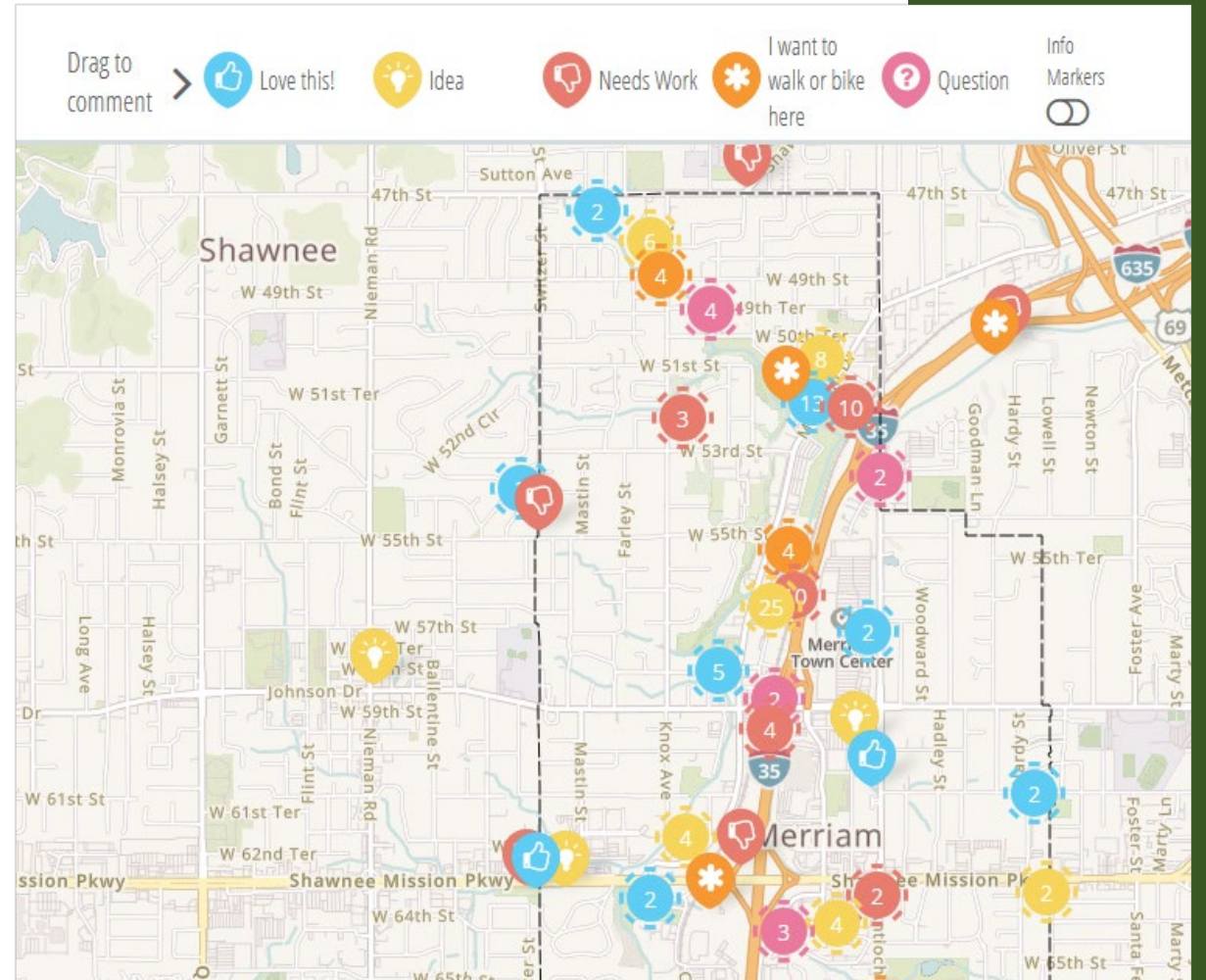
Project Scope

Phase One – Project Kick-Off + Public Input




« Online Engagement Website



SCAN ME



Please review each visual preference activity below and vote for the images showing the type of development you'd like to see in Mission!

multi-family residential visual preference exercise	signage / gateway markers visual preference exercise	infill residential visual preference exercise
 <p>Multi-Family residential is a term used to describe developments with more than one dwelling unit per lot. These can include townhomes, rowhouses, duplexes, fourplexes, and mid-rise and high-rise apartment buildings. This type of housing provides an alternative to the more traditional single-family home and offers housing options with less maintenance, a greater sense of security, and greater affordability. It also creates greater housing density in commercial corridors such as downtown and provides more vitality to these areas.</p> <p><input type="button" value="Vote!"/></p>	 <p>Signage and gateway markers accounce your arrival into a community. Having a unified signage brand throughout the community, can enhance the image of the city and provide an identifiable feature that residents can be proud of.</p> <p><input type="button" value="Vote!"/></p>	 <p>Infill Residential are single-family and layout of Mission's neigh</p> <p><input type="button" value="Vote!"/></p>



Project Scope

Phase Three – Final Plan + Adoption

- « Final Draft Plan
- « P&Z Commission Public Hearing (**Dec 5th at 6pm**)
- « Village Board Public Hearing (**Dec 19th at 6pm**)



Project Schedule

LOCH LLOYD LAND USE MASTER PLAN UPDATE PROJECT SCHEDULE						
	July 2023	Aug 2023	Sept 2023	Oct 2023	Nov 2023	Dec 2023
PHASE 1: PROJECT KICK-OFF + PUBLIC INPUT (2 MONTHS)						
1.1	Project Kick-Off with P&Z Commission (in-person)	●	Tues, Aug 1 at 9am			
1.2	Online Engagement	■				
1.3	Stakeholder Interviews (1-day virtual)	●	Aug 23 & 24 (various times)			
1.4	Public Visioning Workshop (in-person)		●	Tues, Sept 12 at 6pm		
1.5	Input Review with P&Z Commission (in-person)			●	Wed, Sept 27th at 9am	
PHASE 2: DRAFT PLAN + EVALUATION (2 MONTHS)						
2.1	Draft Plan					
2.2	Draft Plan Review with P&Z Commission (in-person)				●	Tues, Oct 24 at 6pm
2.3	Draft Plan Public Open House (in-person)				●	Tues, Nov 14 at 2pm & 6pm
PHASE 3: FINAL PLAN + ADOPTION (2 MONTHS)						
3.1	Final Draft Plan					
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Identification of Stakeholders

Who are **key community stakeholders** the consultant team should interview for this plan?

AS IDENTIFIED BY THE STEERING COMMITTEE:

- ❑ **North HOA**
 - Security Committee
- ❑ **South HOA**
 - Lake Committee
 - Street Committee
 - Security Committee
- ❑ **Sechrest Abutting Property Owners**
- ❑ **Non-Sechrest Abutting Property Owners**
- ❑ **The Garden Club / Bluebird + Conservation Committee**
- ❑ **Loch Lloyd Developer + Country Club Owner**
- ❑ **Water District**
- ❑ **Continental Consulting Engineers (sanitary sewer + stormwater)**



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03 Comprehensive Planning Review

Comprehensive Plan Defined

- ❑ **A statement of policy...**

- not a *regulation*
- developed by the Planning and Zoning Commission
- guided by citizen input
- adopted by the City Council / Board of Trustees

- ❑ Guides physical development of the community

- Usually written with a 20+ horizon year
- Consider review/update every 5 to 10 years to respond to changing conditions

- ❑ Serves as the basis for land use decision-making

- Zoning and subdivision regulations and applications
- Public Facilities
- Infrastructure (roads, water and sewer)

Comprehensive Plan Components

What is typically included in a Comprehensive Plan?

- ❑ Mapping (existing conditions, **future land use master plan**, small area plans)
- ❑ Inventory of existing conditions
 - Natural resources / open space / conservation
 - Historical / cultural identification and protection
 - Housing
 - Economic development
 - Transportation and mobility
 - Services and facilities
- ❑ Goals, policies and action items

Comprehensive Plan Implementation

Implementation Measures Fall Into Three Broad Categories:

- 1 Development regulations that control the location, form and character of private projects.
- 2 Capital projects which are financed, designed, built and maintained by governments.
- 3 Programs that in some cases involve active government participation and in other cases simply mean endorsement or coordination of voluntary private efforts.

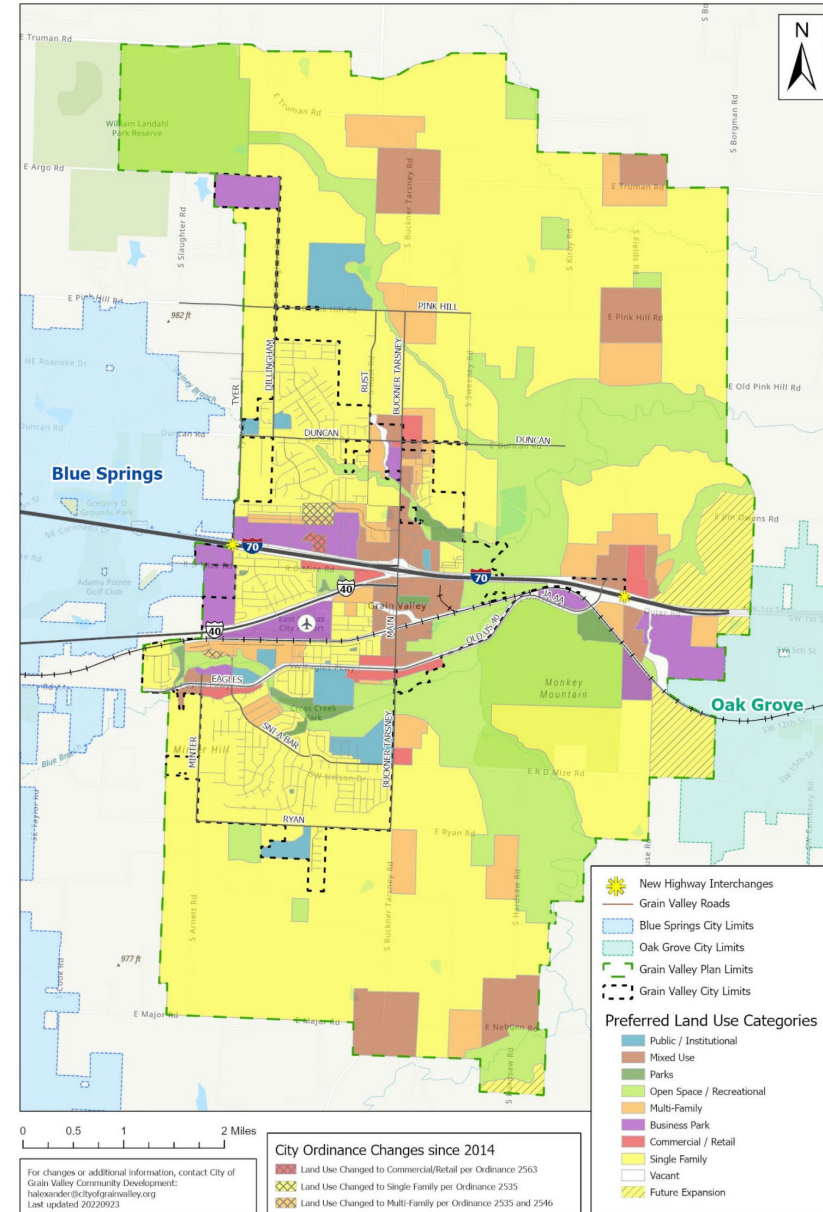
Effective implementation is the difference between having a good plan on paper and having a great community on the ground.

Relationship to Zoning

What is the role of the Future Land Use Map (Land Use Master Plan)?

- ❑ Guides decision making related to rezonings and development proposals as they are brought to the Planning Commission and Board of Trustees
- ❑ Designed to create ideal land use schemes for the future of the Village
- ❑ May require modifications over time to adapt to changes

PREFERRED LAND USE PLAN - April 2014
Including Ordinance Changes up to September 26, 2022

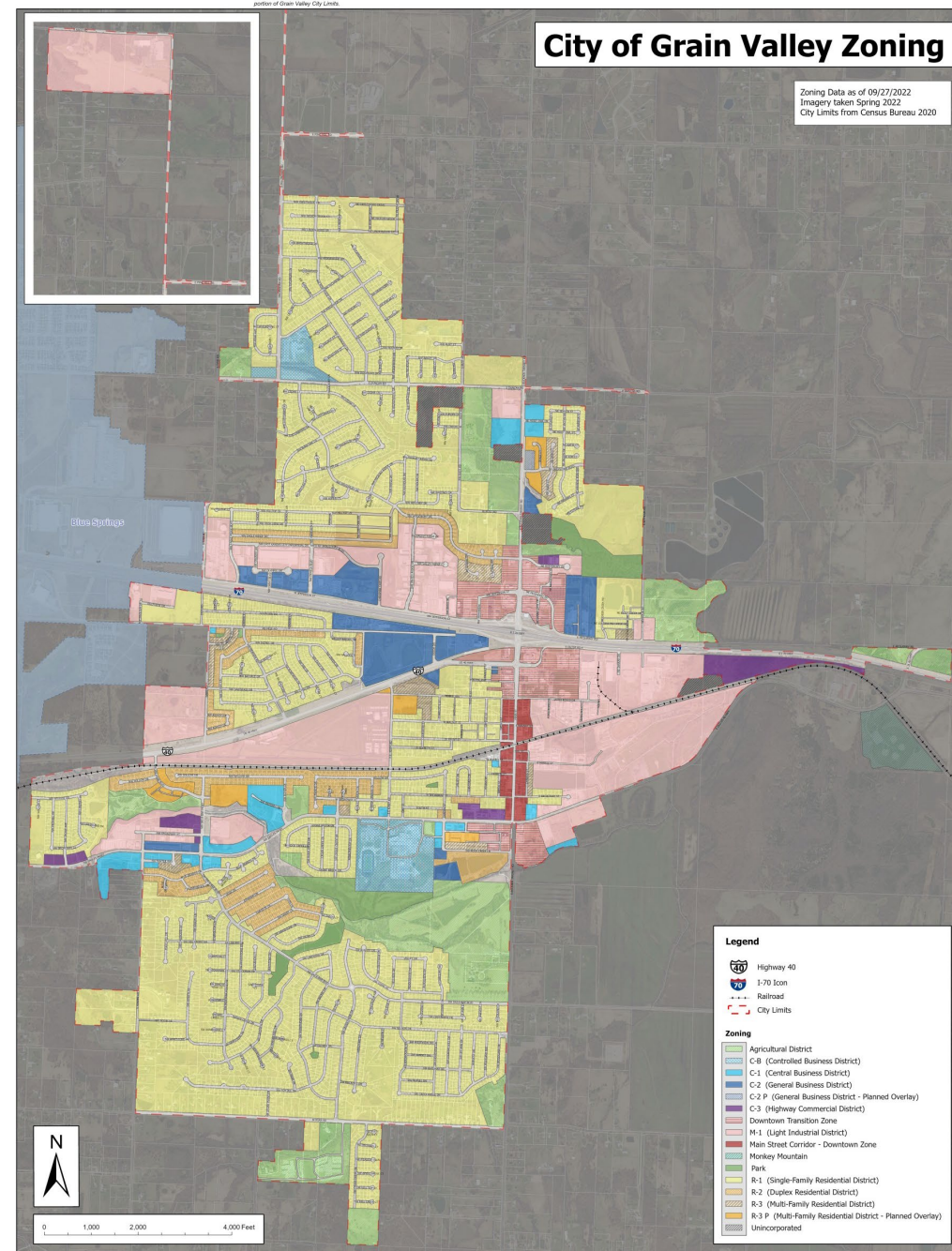


Example: Grain Valley, Missouri

Relationship to Zoning

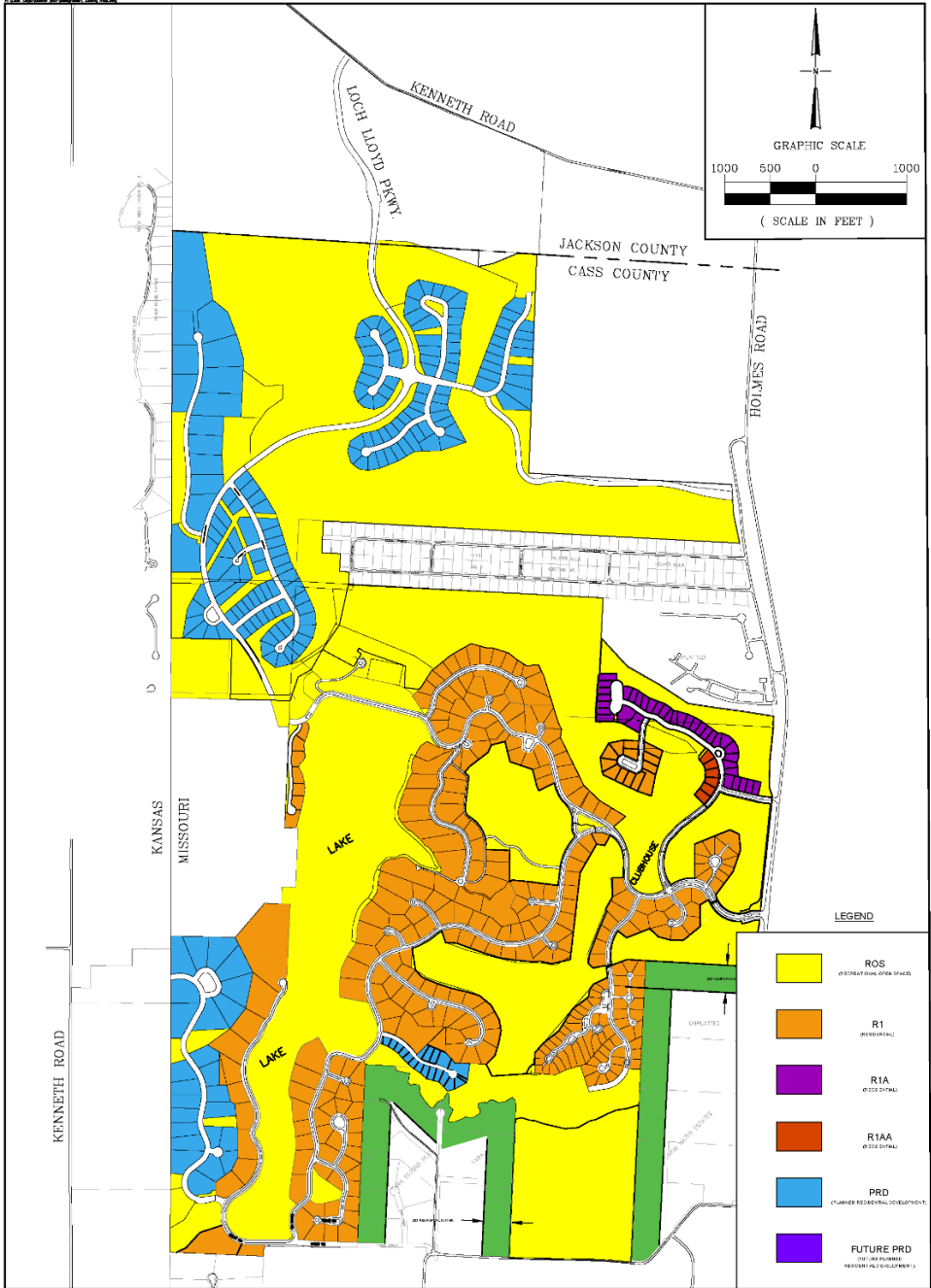
What is the role of the Zoning Map?

- ❑ Adopted as part of the Village's Unified Development Ordinance (zoning ordinance)
- ❑ Applies specific zoning designations and regulations within the Village



Example: Grain Valley, Missouri

Village of Loch Lloyd Zoning Map



Legend of Zoning Districts

-  **ROS**
(RECREATIONAL OPEN SPACE)
-  **R1**
(RESIDENTIAL)
-  **R1A**
(RESIDENTIAL)
-  **R1AA**
(RESIDENTIAL)
-  **PRD**
(PLANNED RESIDENTIAL DEVELOPMENT)
-  **FUTURE PRD**
(FUTURE PLANNED RESIDENTIAL DEVELOPMENT)





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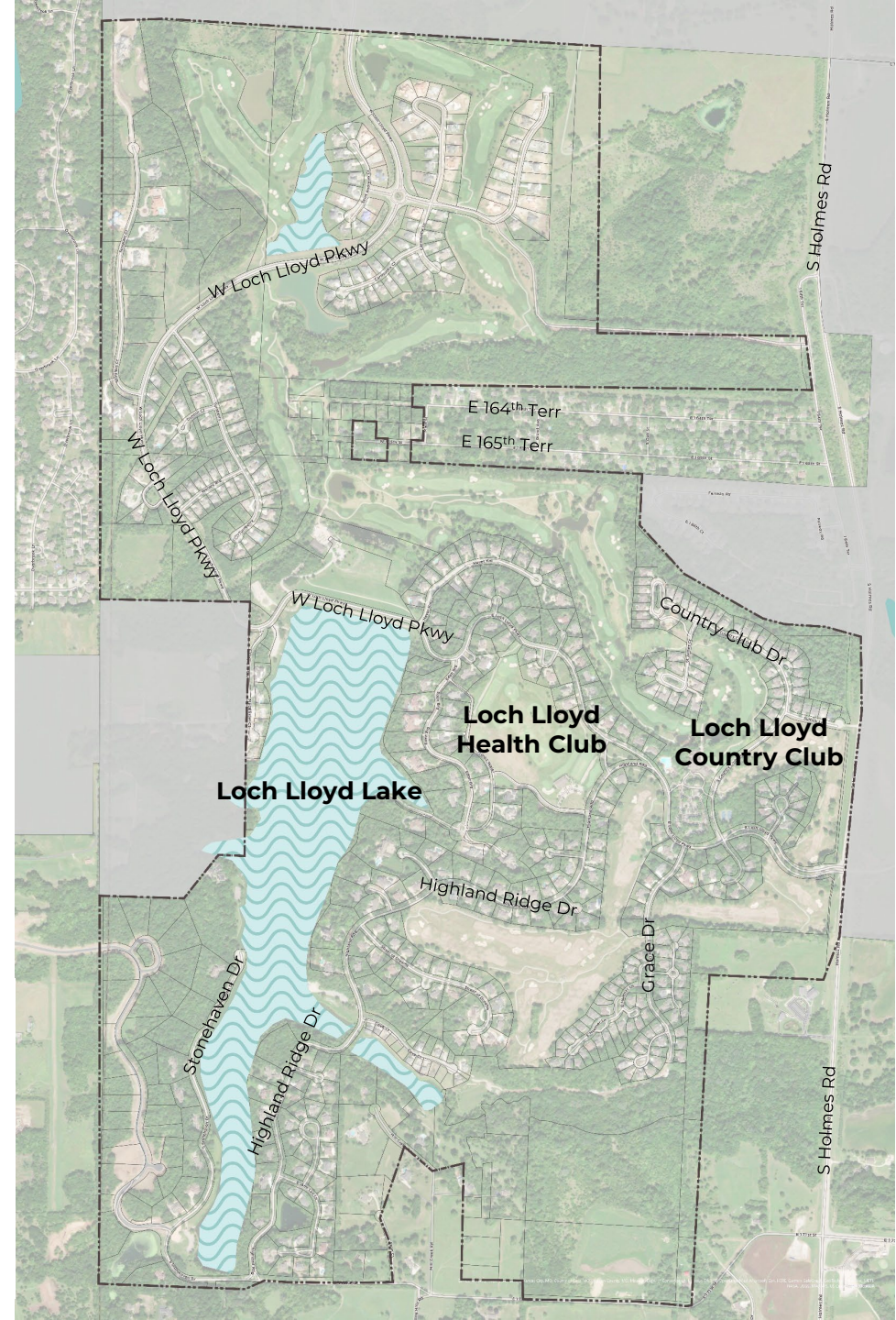
04 Existing Land Use Breakdown

Existing Land Use Breakdown

Base Map

LEGEND





-  Village of Loch Lloyd Limits
-  Parcels
-  Nearby Cities
-  Waterbody

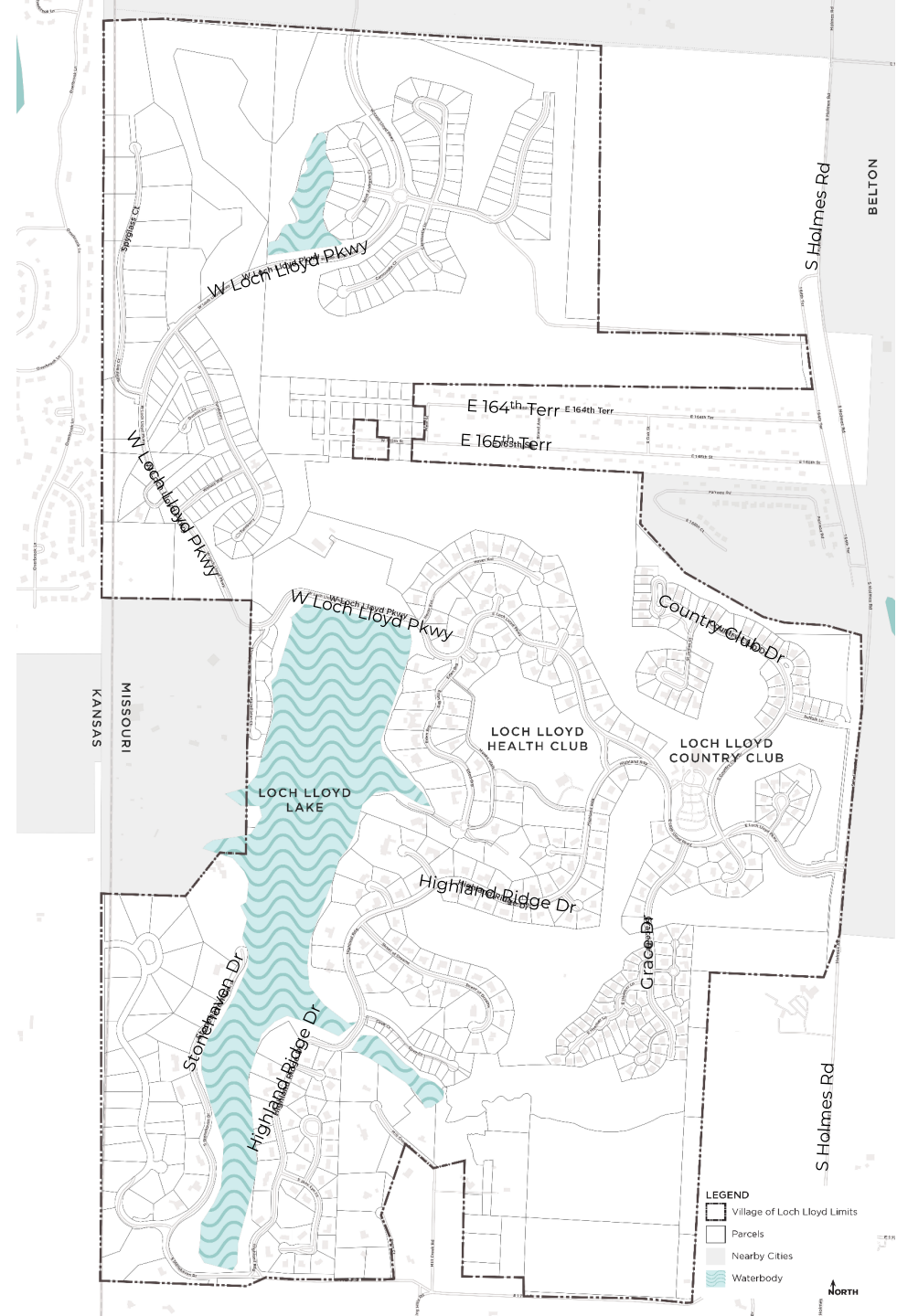


Existing Land Use Breakdown

Base Map

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







-  Village of Loch Lloyd Limits
-  Parcels
-  Nearby Cities
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Existing Land Use Breakdown

Existing Land Use

LEGEND

-  Village of Loch Lloyd Limits
-  Parcels
-  Nearby Cities
-  Waterbody
-  Lake
-  Open Space
-  Golf Course
-  Fitness Center
-  Residential Land
-  Undeveloped Land



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05 Issues and Opportunities

Issues + Opportunities

What are some major issues and opportunities to consider with the creation of the Master Plan and this planning process?

AS IDENTIFIED BY THE STEERING COMMITTEE:

❑ **Defining the Vision and Character for the Village**

- ❑ What are the Resident's desires for change/growth vs status quo?
- ❑ What types of houses, sizes and density are we hoping to see?
- ❑ Preserving/establishing home viewshed requirements relating to New Developments.
- ❑ Street width and sidewalk requirements?
- ❑ Do we need other housing opportunities for aging and Snow Bird populations?
- ❑ Planning for new parks and trails, irrigation and maintenance of those spaces, associated costs, and exploring sharing of ownership.
 - ❑ Are there opportunities for new parks, trails or other activity spaces in areas besides, or in addition to, the Sechrest property?
 - ❑ Is there a goal for how much green space is maintained in the Village?
 - ❑ Should the Village require a developer to contribute assets (parks/trails/other assets such as mtg space or basketball courts, etc.) to the overall Village as a part of development.



Issues + Opportunities

What are some major issues and opportunities to consider with the creation of the Master Plan and this planning process?

AS IDENTIFIED BY THE STEERING COMMITTEE:

❑ **Defining the Vision and Character for the Village (continued)**

- ❑ **Subsurface hydrologic survey?**
 - ❑ **Are there groundwater/springs on the Sechrest property or other undeveloped grounds that could be used to alleviate the cost of maintaining green spaces?**
- ❑ **What other amenities or other recreational opportunities would the community like? Where should those go?**
- ❑ **Taking into account, and limiting, if necessary, noise and light pollution?**
- ❑ **Future Public Services needs (e.g. fire safety)?**
- ❑ **Are there opportunities to buffer current residential areas from adjacent developments outside of existing Village limits, or to influence the development adjacent to current residential areas?**
 - ❑ **Are there other areas within Loch Lloyd that can be developed (with or without rezoning)?**
 - ❑ **Considerations and requirements for retail zoning areas, if any.**
- ❑ **Should there be governing standards for maintenance of ROS zoned property (e.g. clarification of the "park-like" standard)?**



Issues + Opportunities

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AS IDENTIFIED BY THE STEERING COMMITTEE:

❑ **Security**

- ❑ Maintenance, total # of gates, etc.
- ❑ Enhancements needed?

❑ **Water Issues**

- ❑ Stormwater Management.
- ❑ Address sanitary water system, as needed.
- ❑ Addressing existing water pressure issues and issues created by any future development.

❑ **Loch Lloyd Lake**

- ❑ Serves as an asset today. How can we preserve and maintain the quality moving forward?

❑ **Blue Valley Property - are there other similar additions planned or possible for the Village and/or HOAs?**



Issues + Opportunities

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AS IDENTIFIED BY THE STEERING COMMITTEE:

❑ **Economic Issues**

- ❑ **Preserving and enhancing homeowner valuation.**
- ❑ **Enhancing the economic viability of the Village of Loch Lloyd long-term.**
- ❑ **Taxing authority and need for other revenue sources .**
- ❑ **Are there spaces, land uses, or services that create additional value to the Village and its residents?**



Issues + Opportunities

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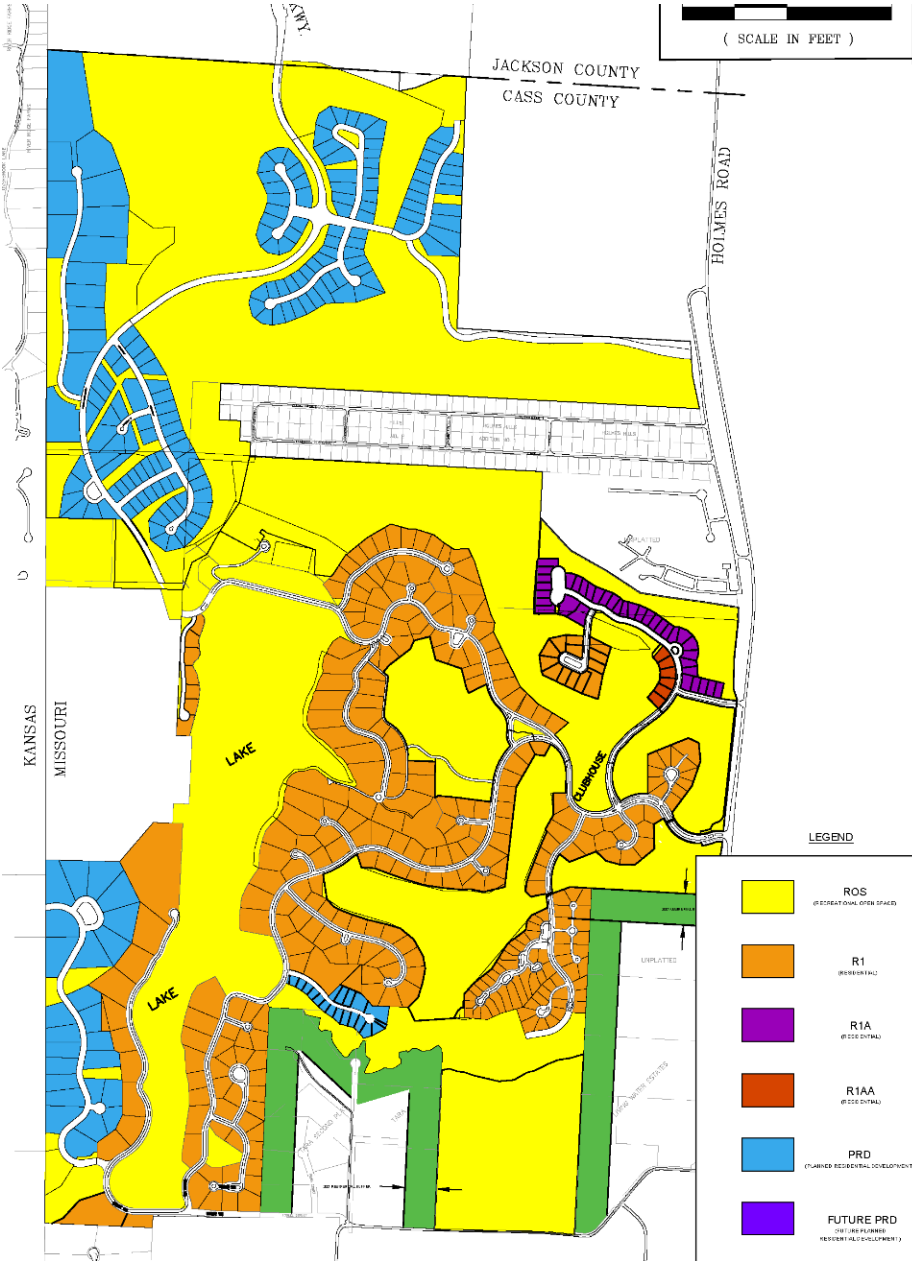
AS IDENTIFIED BY THE STEERING COMMITTEE:

❑ **Impact on Culture and Community Cohesion**

- ❑ Loch Lloyd is a special community with a unique culture in the Kansas City community, but with some legacy challenges and frictions.
- ❑ This will be a stressful process that could seriously challenge the Village's culture and community cohesion, or it may serve to bring us closer together and enable us to move forward in a positive way.
- ❑ It is likely that addressing feedback received from residents during this planning process will exceed the scope of authority of the Village Trustees. Cooperation and coordination among the Trustees, the SHOA, the NHOA and/or the Developer will be required and would enhance community cohesion.
- ❑ There is a great opportunity to build trust and bring the community closer together by:
 - ❑ Bringing new ideas to Loch Lloyd.
 - ❑ Conducting a very open and transparent planning process.
 - ❑ Listening to and communicating with each other.
 - ❑ Valuing each other's opinions and perspectives.
- ❑ There is an opportunity to forge a stronger, more open and cooperative relationship with the Developer.

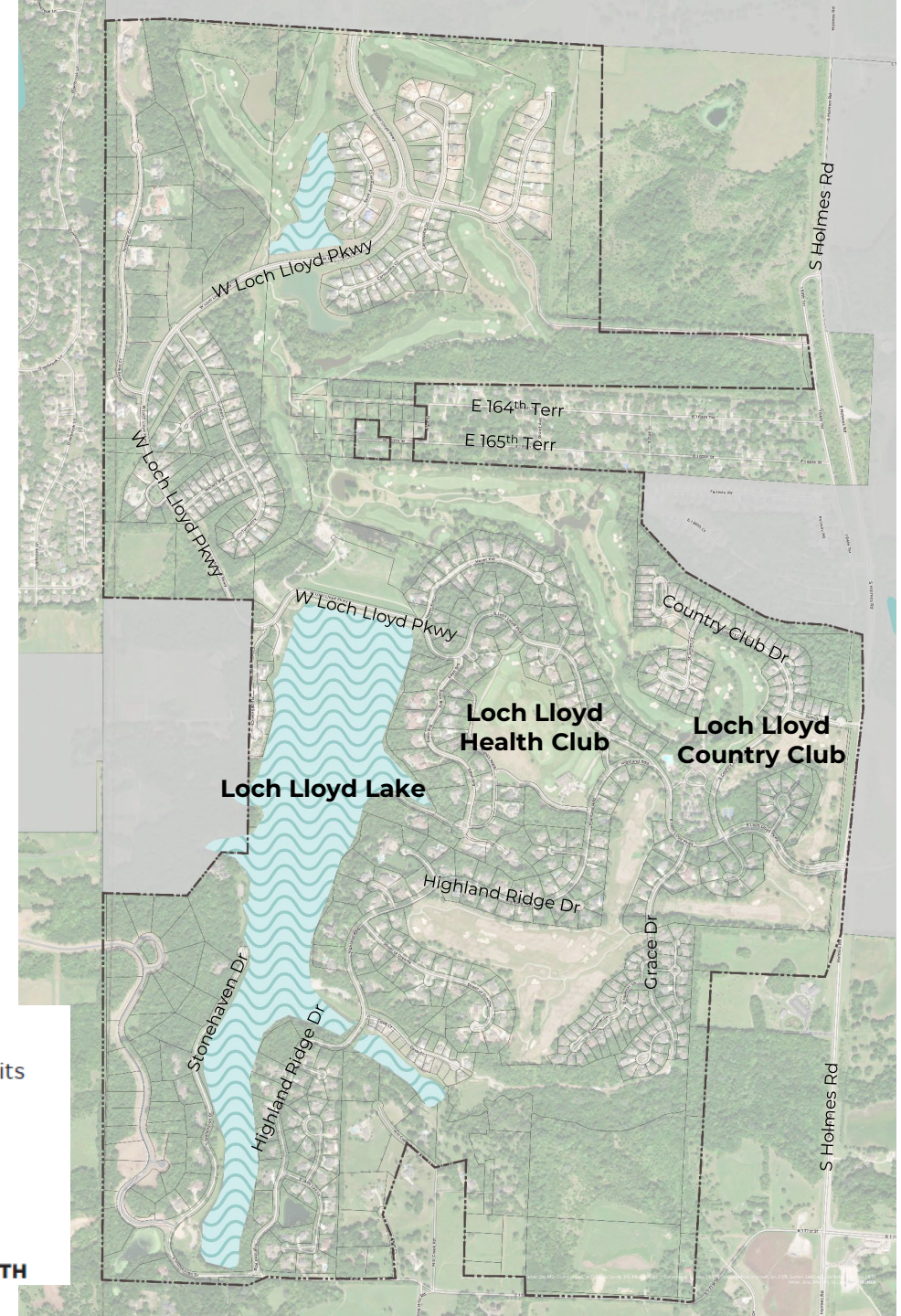


Issues and Opportunities



LEGEND

- Village of Loch Lloyd Limits
- Parcels
- Nearby Cities
- Waterbody



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Next Steps

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