

AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION FROM ROS (RECREATION & OPEN SPACE) TO PRD (PLANNED RESIDENTIAL DEVELOPMENT) ON LAND GENERALLY LOCATED EAST OF HIGHLAND RIDGE DRIVE AND SOUTH OF STREET OF DREAMS AND APPROVING A PRELIMINARY AND FINAL DEVELOPMENT PLAN AND FINAL PLAT FOR THE COVE AT LOCH LLOYD.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LOCH LLOYD, MISSOURI, as follows:

SECTION 1. That the following described property is hereby rezoned from District ROS to District PRD and the Village's Zoning Map shall be changed accordingly:

All that part of Tract H, Loch Lloyd First Plat, in the Village of Loch Lloyd, Cass County, Missouri, being more particularly described as follows: Commencing at the southwest corner of Lot 1, Loch Lloyd First Plat thence on a curve to the right having a radius of 380 feet a central angle of 00 degrees 13 minutes 26 seconds, an initial tangent bearing of South 03 degrees 27 minutes 37 seconds West, an arc distance of 1.49 feet to the point of beginning; thence on a curve to the right having a radius of 555.00 feet, a central angle of 40 degrees 18 minutes 50 seconds, an initial tangent bearing of South 80 degrees 49 minutes 31 seconds East, an arc distance of 386.98 feet; thence South 39 degrees 23 minutes 22 seconds East, a distance of 77.83 feet; thence North 45 degrees 19 minutes 59 seconds East, a distance of 429.19 feet to a point on the southerly line of Lot 10, Street of Dreams at Loch Lloyd Phase Six; thence South 87 degrees 43 minutes 28 seconds East, with the southerly line of said Lot 10, a distance of 15.20 feet to the northwest corner of Lot 13, Street of Dreams at Loch Lloyd Phase Six; thence South 01 degree 59 minutes 03 seconds West, with the westerly line of Lots 13 and 14, Street of Dreams at Loch Lloyd Phase Six, and no longer with the southerly line of said Lot 10, a distance of 274.13 feet; thence South 42 degrees 17 minutes 58 seconds East, continuing with the westerly line of said Lot 14, and no longer with the west line of said Lot 13, a distance of 163.31 feet; thence South 87 degrees 56 minutes 40 seconds East, with the southerly line of Lot 14 and Lot 15, Loch Lloyd First Plat, and no longer with the westerly line of said Lot 14, a distance of 160.93 feet; thence South 08 degrees 21 minutes 38 seconds West, and no longer with the southerly lines of said Lots 14 and 15, a distance of 176.33 feet; thence South 22 degrees 09 minutes 54 seconds West, a distance of 41.04 feet; thence South 61 degrees 56 minutes 30 seconds West, a distance of 145.07 feet; thence South 74 degrees 55 minutes 48 seconds West, a distance of 80.70 feet; thence North 39 degrees 24 minutes 08 seconds West, a distance of 62.48 feet; thence North 46 degrees 19 minutes 16 seconds West, a distance of 74.76 feet; thence North 75 degrees 10 minutes 23 seconds West, a distance of 138.26 feet; thence North 48 degrees 28 minutes 51 seconds West, a distance of 91.33 feet; thence North 56 degrees 25 minutes 02 seconds West, a distance of 96.64 feet; thence North 46 degrees 14 minutes 17 seconds West, a distance of 163.57 feet; thence North 41 degrees 48 minutes 21 seconds West, a distance of 70.17 feet; thence North 52 degrees 56 minutes 09 seconds West, a distance of 64.15 feet; thence North 57 degrees 49 minutes 32 seconds West, a distance of 67.44 feet; thence North 67 degrees 42 minutes 48 seconds West, a distance of 99.52 feet to a point on the easterly right of way line of

Highland Ridge Drive; thence with the easterly right of way line of Highland Ridge Drive, on a curve to the left having a radius of 270.00 feet, a central angle of 05 degrees 28 minutes 21 seconds, and initial tangent bearing of North 24 degrees 58 minutes 43 seconds East, an arc distance of 25.79 feet to a point of curvature; thence continuing with the easterly right of way line of Highland Ridge Drive, on a curve to the left having a radius of 380.00 feet; a central angle of 16 degrees 02 minutes 45 seconds, an arc distance of 106.42 feet to the point of beginning.

SECTION 2.

- A. That development shall be in accordance with i) the Development Plan attached hereto as Exhibit A and incorporated herein, which is hereby approved, and ii) this Ordinance.
- B. The attached Development Plan shall serve as both the preliminary and final development plan, provided however, that no building permit shall be issued until the remainder of the final development plan's required submittals - grading, landscaping, lighting, and signing plans - are submitted to and approved by the Village Board of Trustees.
- C. The development standards shall be as shown on the development plan. In addition, the following setbacks are hereby established: front: 20'; side: 5'; back: 0' except as otherwise shown on the Final Plat. Exhibit A is hereby modified to provide that off-street parking shall be via residential driveways. The minimum residential lot area shall be 7,100 square feet. Access to the development shall be by Cove Court, which shall be a private road.
- D. The permitted use of Lots 1-18 shall be single family detached dwellings. Tracts A, B, C, and D shall be common areas and shall be maintained by the property owner (or its successors or assigns). Permitted residential accessory uses on Lots 1-18 shall be those uses customarily incidental and subordinate to the residential use of the land.
- E. No building permit shall be issued for Lots 6-13 until the KCP&L easement has been vacated.

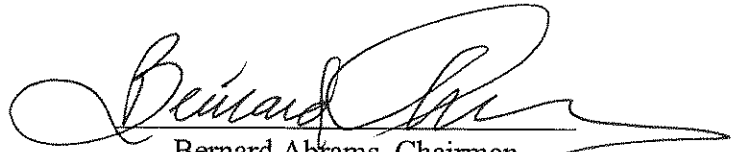
SECTION 3. Pursuant to Section 3.6.A of the Unified Development Ordinance, a preliminary plat is not required to be submitted; therefore Section 4.6.H of the Unified Development Ordinance is not applicable. The Final Plat of The Cove at Loch Lloyd, attached hereto as Exhibit B and incorporated herein, is hereby approved and the Chairman of the Board of Trustees and the Village Clerk are hereby authorized to sign the Final Plat of The Cove at Loch Lloyd on behalf of the Village of Loch Lloyd, Missouri.

BILL NO. 2017-06-05

ORDINANCE NO. 2017-06-05

SECTION 4. That this ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Trustees of the Village of Loch Lloyd, Missouri, this 26 day of June, 2017.


Bernard Abrams, Chairman

ATTEST:


Wayne Little, Village Clerk

BILL NO. 2017-06-05

ORDINANCE NO. 2017-06-05

EXHIBIT A

DEVELOPMENT PLAN

BILL NO. 2017-06-05

ORDINANCE NO. 2017-06-05

EXHIBIT B

FINAL PLAT

