



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DECEMBER 19, 2023 MEETING
AGENDA ITEM: 4.a. LAND USE MASTER PLAN

BACKGROUND

In July of 2023, the Board of Trustees of the Village of Loch Lloyd began the process to create a new Land Use Master Plan for the Village. The purpose of this plan is to serve as a guide for matters related to rezoning requests and development proposals. Chapter 89 of the Missouri Revised Statutes allows cities and villages to create a plan (typically referred to as a comprehensive plan or master plan) for the development of the community. A land use plan, or land use master plan as detailed in this report, is an important component of a comprehensive plan/master plan.

The process included an analysis by a planning consultant, two public input workshops, an online engagement website, a series of stakeholder interviews conducted by the consultant, four Commission work sessions, and two public open houses. The following is a table of the project schedule.

LOCH LLOYD LAND USE MASTER PLAN UPDATE PROJECT SCHEDULE							
	July 2023	Aug 2023	Sept 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024
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)		● Sept. 5th-7th (virtual)					
1.4 Public Visioning Workshop (in-person)			● Tues, Sept 12 at 2 pm and 6 pm				
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 from 2-4 and 6-8 pm ●				
PHASE 3: FINAL PLAN + ADOPTION (2 MONTHS)							
3.1 Final Draft Plan							
3.2 P&Z Commission Draft Review Meeting (in-person)				Tues, Dec 5 at 6pm ●			
3.3 P&Z Commission Public Hearing (in-person)				Tues, Dec 19 at 6pm ●			
3.4 Village Board Public Hearing (in-person)					Tues, Jan 16 at 6pm ●		

At the Planning and Zoning Commission meeting held on December 5, 2023, the Commission received a presentation by the Village’s planning consultant regarding the draft Land Use Master Plan. After receiving comments from the public, the Commission discussed the draft and provided comments to the consultant directing the draft be modified and presented for consideration at a Commission public hearing scheduled for December 19, 2023.

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RECOMMENDATION

The Land Use Master Plan map and policies recommendations have been modified to address the comments and feedback received at the Planning and Zoning Commission meeting held on December 5, 2023. (Please see the attached Exhibit I.) The author of this report recommends the Planning and Zoning Commission (1) pass a resolution approving the Land Use Master Plan as provided in Exhibit I and (2) request this item be presented to the Board of Trustees for their review and considered at their meeting scheduled to be held on January 16, 2024. The attached Exhibit II is a resolution for the Commission's use.

*Respectfully submitted by Christopher Shires, AICP, Principal, Confluence, Inc.
Planning Consultant for the Village of Loch Lloyd*



EXHIBIT I

DRAFT LAND USE MASTER PLAN FOR THE VILLAGE OF LOCH LLOYD, MISSOURI

Prepared by Confluence, Inc.

Purpose

Chapter 89 of the Missouri Revised Statutes allows cities and villages to create a plan for the development of the community and adopt a zoning code to regulate the development and use of structures and land. The purpose of this Land Use Master Plan is to serve as the Village's plan to guide zoning decisions. This plan was developed by the Planning and Zoning Commission following the creation of maps, an analysis of the existing conditions of the village, and a series of public input meetings open to all residents and property owners within the Village. This plan includes the following components:

- Existing Land Use Map
- Definition of Land Use Categories
- Land Use Master Plan Map
- Land Use Master Plan Policies

Existing Land Use Map

Attachment A is a map of the existing land uses within the Village as of the date of the creation of this plan. This map differs from the Land Use Master Plan and the Village's Zoning Map.

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Attachment A



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Definition of Land Use Categories

The following are the definitions of the four different land use categories identified for the Village's Land Use Master Plan

- **Single-Family Residential Detached**
Land designated for development with detached single-family residential homes. This land use category may also include private recreation facilities and landscaped buffers.
- **Single-Family Residential Attached**
Land designated for development with detached single-family residential homes and horizontally attached single-family homes such as twin-homes, townhomes and rowhouses, or cottage courts. This land use category may also include private recreation facilities and landscaped buffers.
- **Commercial**
Land designated for neighborhood-friendly retail uses including restaurants, small retail stores, and offices.
- **Recreation/Open Space**
Areas identified for public or private recreation facilities including golf courses, club houses, recreation facilities and structures, sports fields, playgrounds, walking paths, and greenspace. This land use category also includes open space and landscaped buffers.

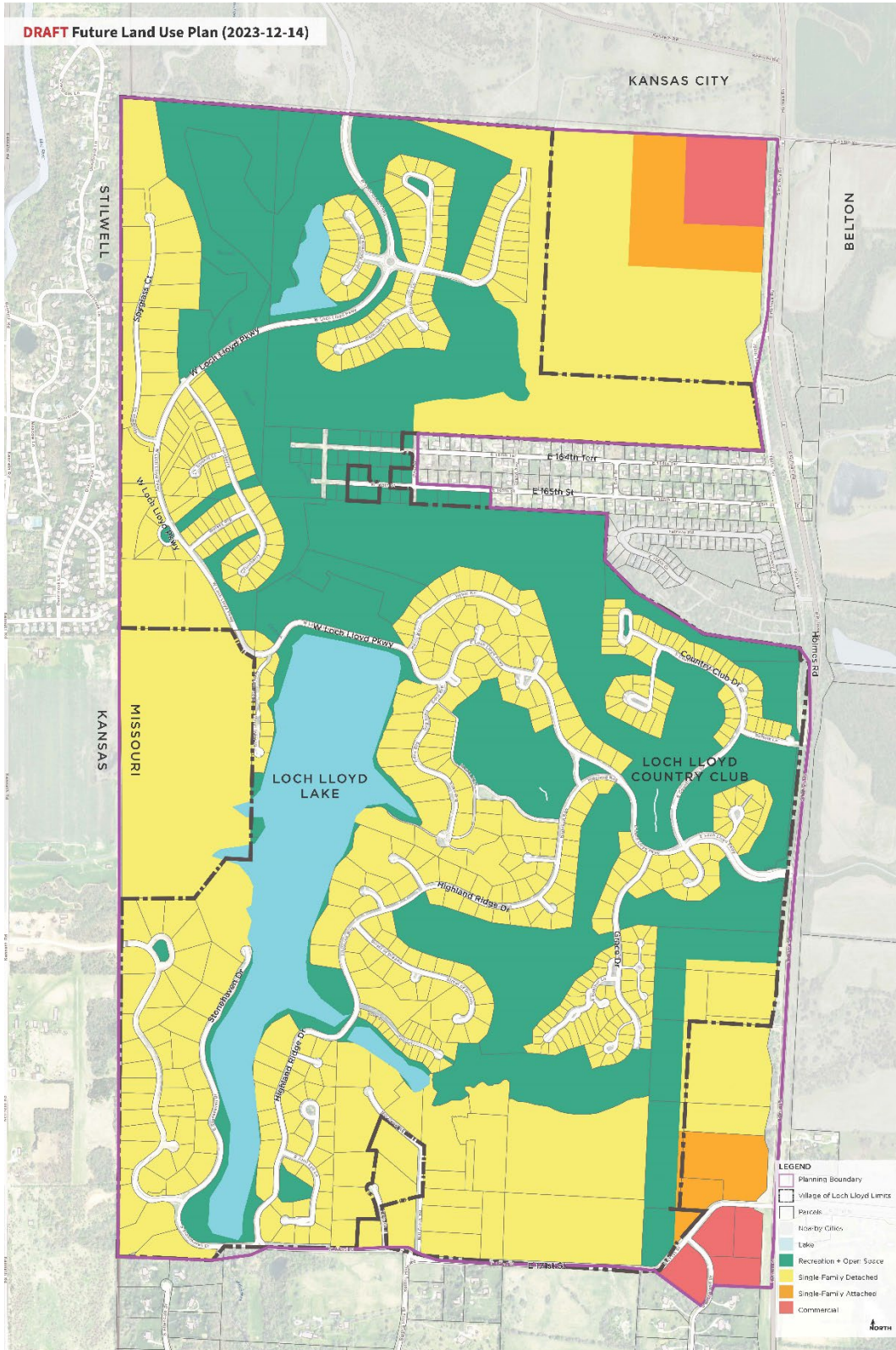
Land Use Master Plan Map

Attachment B is a map of the future uses desired and proposed within the Village and its planning boundary. This map should be referenced when reviewing and considering applications for rezoning and development proposals.

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Attachment B





Land Use Master Plan Policies

The following are policies the Planning Commission and Board of Trustees should consider in matters related to land uses and zoning.

1. Approval of any rezoning request within the Village of Loch Lloyd shall be contingent upon, among other things, (a) the determination by the Planning and Zoning Commission and the Village Board of Trustees that the proposed rezoning is substantially consistent with the then-existing Master Plan and the Land Use Policies, or (b) the amendment of the Master Plan and the Land Use Policies to the extent necessary to permit the requested rezoning, subject to review by the Planning and Zoning Commission and the Village Trustees that the requested rezoning adequately addresses the issues identified in policies #2 and #3, and following applicable notice, meeting and other legal requirements.
2. All existing single-family residential lots that are adjacent to an existing area designated or zoned Recreational Open Space (ROS), should continue to have at least one side (front, side, or rear yard) that is adjacent to a designated open space such as a lake, golf course, or recreational space. The width of the open space area should be maximized to the greatest extent practical, but in no event shall such width be less than 150 feet measured from lot line to adjoining residential lot line at the nearest point. The open space area should be designed with landscaping and berming, and the proposed adjoining residential dwellings designed and limited in height all to reduce the visual impact on the existing residential.
3. Prior to the approval of any rezoning or change to the adopted Future Land Use Master Plan, the following must be addressed:
 - a. Impacts on the character of existing adjoining residential areas.
 - b. Development densities, lot sizes, building setbacks, and site and building design standards, especially in consideration of adjoining residential areas.
 - c. Appropriate buffering and land use transitions between differing land uses.
 - d. Buffering and visual screening of existing residential properties.
 - e. Stormwater drainage and impacts on downstream properties.
 - f. Water volume capacity and water quality impacts on Loch Lloyd Lake.
 - g. Water service and impacts on water pressure.
 - h. Sanitary sewer service and capacity.
 - i. Vehicular circulation, traffic volumes, noise and light pollution, and physical impacts on existing streets.
 - j. Impacts on existing recreational facilities.
 - k. Proximity to existing or planned recreational facilities.
 - l. Pedestrian circulation.
 - m. Preservation of open space, natural features, wildlife, and topographic landforms.
 - n. Consideration of relevant HOA rules.
 - o. Mitigation of impacts to residents and Village infrastructure during construction.