



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**JUNE 27, 2024 MEETING**  
**AGENDA ITEM: 4. REZONINGS OF LAND**

**BACKGROUND**

In April 2024, the Village of Loch Lloyd received three applications (A, B, and C) requesting rezoning of the properties described below:

- A. Schowengerdt Property: Request from Steven Schowengerdt to rezone the 0.43-acre parcel he recently purchased that is adjacent to and east of his property, locally known as 16775 South Village Drive, from Recreational and Open Space District (ROS) to Single Family Residential District (R-1) so that it can be combined into the property on which his house is located.



- B. Lawyer Property: Request from Kevin Lawyer to rezone the approximately 1.08 acres of land, locally known as 16431 W. Loch Lloyd Parkway, from Recreational and Open Space District (ROS) to Single Family Residential District (R-1) to allow for the construction of a single-family residential dwelling. This rezoning includes a 0.13-acre parcel recently purchased by Mr. Lawyer from the Loch Lloyd Homes Association.





- C. Stonehaven at Loch Lloyd Tract F: Request by Dale Brouk on behalf of the owner, LL North, LLC, to rezone the 1.743-acre parcel generally located at the southwest corner of the intersection of Wallace Way and future Galloway Drive from Recreational and Open Space District (ROS) to Single Family Residential District (R-1) to allow for the construction of a single-family residential dwelling.



As part of the recent process of creating and adopting a Land Use Master Plan for the Village of Loch Lloyd, it was identified that several parcels within the boundaries of the Village need to be zoned or otherwise have their zoning confirmed and officially approved (D and E). These parcels are being requested to be considered as part of this hearing. They include:

- D. Homes Hills Parcels: The 31 undeveloped lots within the Homes Hill 2 subdivision that are within the boundaries of the Village of Loch Lloyd but do not have a zoning designation per the official zoning map. They are proposed to be zoned Recreational and Open Space District (ROS) in conformance with the Village's approved Land Use Master Plan.



- E. Mill Creek Rd and Penn Ct Properties: The 17 parcels within Tara and Mill Creek Acres subdivisions that are within the boundaries of the Village of Loch Lloyd but do not have a zoning designation per the official zoning map. They are proposed to be zoned Single-Family Residential District (R-1b) in conformance with the Village's approved Land Use Master Plan and consistent with the general use and lot sizes of these parcels.



A map depicting the current zoning within the boundaries of the Village of Loch Lloyd is provided as Exhibit 1. The location of each rezoning is provided as Exhibit 2.

In accordance with state code and the Unified Development Ordinance of the Village of Loch Lloyd, notice of this public hearing was published in the North Cass Herald on June 5, 2024. Notice of this hearing was sent by regular mail and by certified, return receipt mail to all property owners of record within 185 feet of all parcels proposed to be rezoned.

### RECOMMENDATION

The requested and proposed rezonings are consistent with the Village's adopted Land Use Master Plan map and policies (see Exhibit 3 - Land Use Master Plan), and the author of this report recommends the Planning and Zoning Commission pass a resolution recommending the Board of Trustees approve the five rezonings as described herein and adopt a new zoning map as shown in Exhibit 2.

The author further recommends (1.) as a condition of approval of the Schowengerdt property rezoning, this 0.43-acre parcel owned by Schowengerdt should be legally tied to the adjoining, Schowengerdt-owned parcels, merging them into one larger parcel so that it cannot be considered a separate, buildable parcel, and (2.) as a condition of approval of the Lawyer property, the adjoining Lawyer owned parcels should be legally tied into one parcel so that only one single family home can be built.

Attached as Exhibit 4 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*



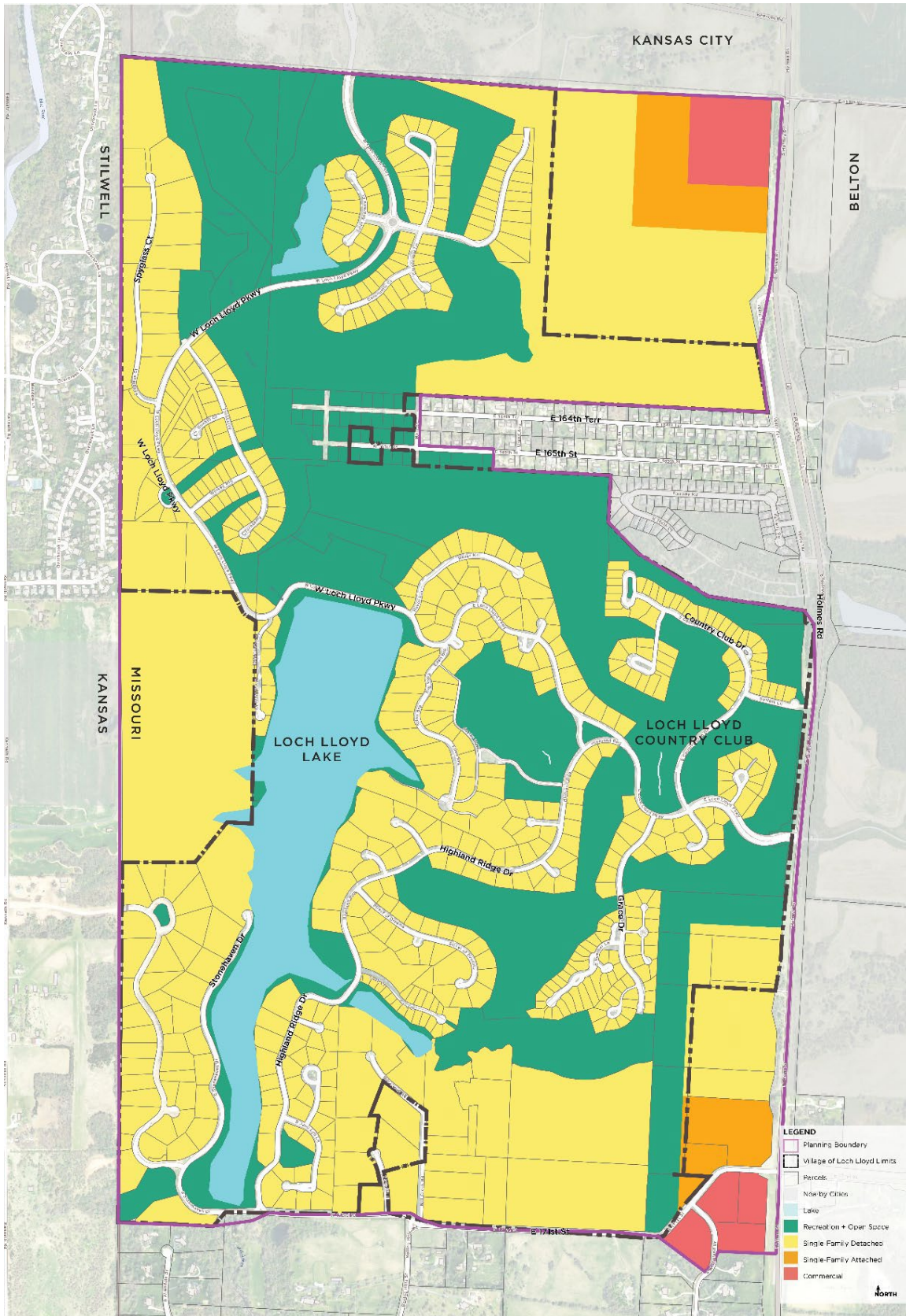
**EXHIBIT 1**  
**CURRENT ZONING MAP FOR THE VILLAGE OF LOCH LLOYD, MISSOURI**







**EXHIBIT 3**  
**LAND USE MASTER PLAN FOR THE VILLAGE OF LOCH LLOYD, MISSOURI**





### 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, with a strong preference for a minimum of 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.



**EXHIBIT 4**

**RESOLUTION NO:** \_\_\_\_\_

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, RECOMMENDING APPROVAL OF REZONINGS OF LAND AND ADOPTION OF A NEW ZONING MAP FOR THE VILLAGE OF LOCH LLOYD, MISSOURI.**

**WHEREAS**, the Village of Loch Lloyd, Missouri (the "Village") has received three separate applications for rezoning of land within the Village and further identified several parcels within the boundaries of the Village that should be zoned or otherwise have their zoning confirmed and officially approved; and,

**WHEREAS**, the planning consultant hired on the behalf of the Village of Loch Lloyd, having expertise in matters related to the zoning of land, has reviewed the proposed rezonings and drafted a staff report to the Planning and Zoning Commission that is dated June 27, 2024; and,

**WHEREAS**, the proposed rezonings have been reviewed and found consistent with the Village's adopted Future Land Use Master Plan map and policies; and,

**WHEREAS**, on June 27, 2024, the Commission, under authority granted to it by the Missouri Revised Statutes, after a duly called and noticed public hearing, and after considering the views of all those who came before it, voted to recommend approval of the proposed rezonings and adoption of a new zoning map.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI AS FOLLOWS:**

- SECTION 1.** The rezonings as detailed in the staff report to the Commission dated June 27, 2024, are recommended for approval by the Village Board of Trustees.
- SECTION 2.** As a condition of approval of the Schowengerdt property rezoning, this 0.43-acre parcel owned by Schowengerdt shall be legally tied to the adjoining, Schowengerdt-owned parcels, merging them into one larger parcel so that it cannot be considered a separate, buildable parcel.
- SECTION 3.** As a condition of approval of the Lawyer property rezoning, the adjoining Lawyer owned parcels shall be legally tied into one parcel so that only one single family home can be built.





**SECTION 4.** The new zoning map of the Village of Loch Lloyd, as listed as Exhibit 2 in the staff report to the Commission dated June 27, 2024, is further recommended for approval by the Village Board of Trustees.

**PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, THIS 27th DAY OF JUNE 2024.**

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Chuck Etherington  
Chairperson

**ATTEST:**

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Anthony Lafata  
Village Clerk