

**PLANNING & ZONING PUBLIC WORKING SESSION  
DECEMBER 5, 2023**

The Loch Lloyd Planning & Zoning Commission held a public working session on Tuesday, December 5, 2023. All members of the Planning & Zoning Commission were present in person or via Zoom. In addition, approximately 60 residents were present. Also in attendance were Chris Shires and Abbey Hebbert of Confluence, the urban design and planning consulting firm working with the Commission on the Master Plan project.

Chuck Etherington opened the meeting by reviewing the agenda. He stated that the purpose of the meeting was to receive a report from Confluence regarding the state of their research into what residents and stakeholders want in a forward-looking master plan and related land use policies, to receive their recommendations and to provide residents the opportunity to provide feedback on various aspects of those recommendations. He reminded those present that no action would be taken by the Commission at this meeting.

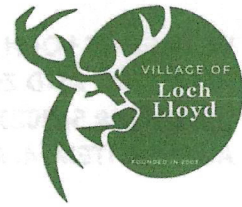
The first order of business was the approval of minutes for the Commission meeting held October 24, 2023. Upon a motion duly seconded, the minutes were approved as circulated.

After introductory comments summarizing the process the Planning and Zoning Commission and the community had gone through to get to this point, Chuck introduced Chris, who proceeded to present his Staff Report, a copy of which is attached to these minutes.

Following presentation of the Staff Report, Chris responded to questions from the Commissioners. Then, the Chair opened the floor for questions from the residents in attendance. An active discussion ensued. After the public comment session was closed, there was additional discussion by the Commissioners.

At the conclusion of the discussion, the Chair thanked the Commission and the residents for their attendance and participation, and reminded everyone that the draft Master Plan and related policies would be considered for approval at the Commission's public meeting on December 19, 2023.

With no further business scheduled or suggested, the meeting was concluded.



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DECEMBER 5, 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.

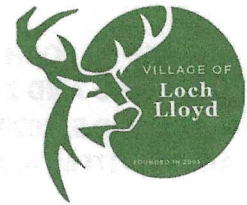
The process included an analysis by a planning consultant, two public input workshops, an online engagement website, a series of stakeholder interviews conducted by the consultant, three Commission work sessions, and two public open houses. The following is a table of the project schedule.

LOCH LLOYD LAND USE MASTER PLAN UPDATE PROJECT SCHEDULE							
	July 2023	Aug 2023	Sept 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024
<b>PHASE 1: PROJECT KICK-OFF + PUBLIC INPUT (2 MONTHS)</b>							
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				
<b>PHASE 2: DRAFT PLAN + EVALUATION (2 MONTHS)</b>							
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 ●				
<b>PHASE 3: FINAL PLAN + ADOPTION (2 MONTHS)</b>							
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 ●		

**RECOMMENDATION**

The author of this report recommends the Planning and Zoning Commission provide comments and feedback on the draft Future Land Use Plan as provided in the attached Exhibit I and direct this item be reviewed and considered at the Commission's public hearing scheduled for December 19, 2023.

*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**

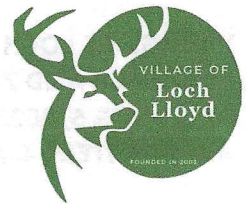
Chapter 89 of the Missouri Revised Statutes allows cities and villages to create a plan for the development of the community and adopt a zoning code to regulate the development and use of structures and land. The purpose of this Land Use Master Plan is to serve as the Village's plan to guide zoning decisions. 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**

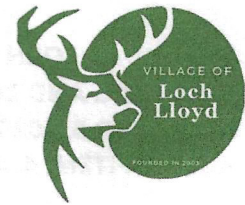
Attachment A is a map of the existing land uses within the Village as of the date of the creation of this plan.

VILLAGE OF LOCH LLOYD  
PLANNING AND ZONING COMMISSION STAFF REPORT  
DECEMBER 5, 2023 MEETING  
AGENDA ITEM: 4. A. LAND USE MASTER PLAN



Attachment A





**Definition of Land Use Categories**

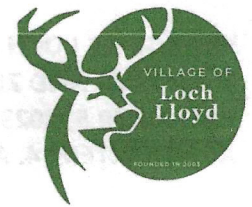
The following are the definitions of the four different land use categories identified for the Village's Land Use Master Plan

- **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 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.

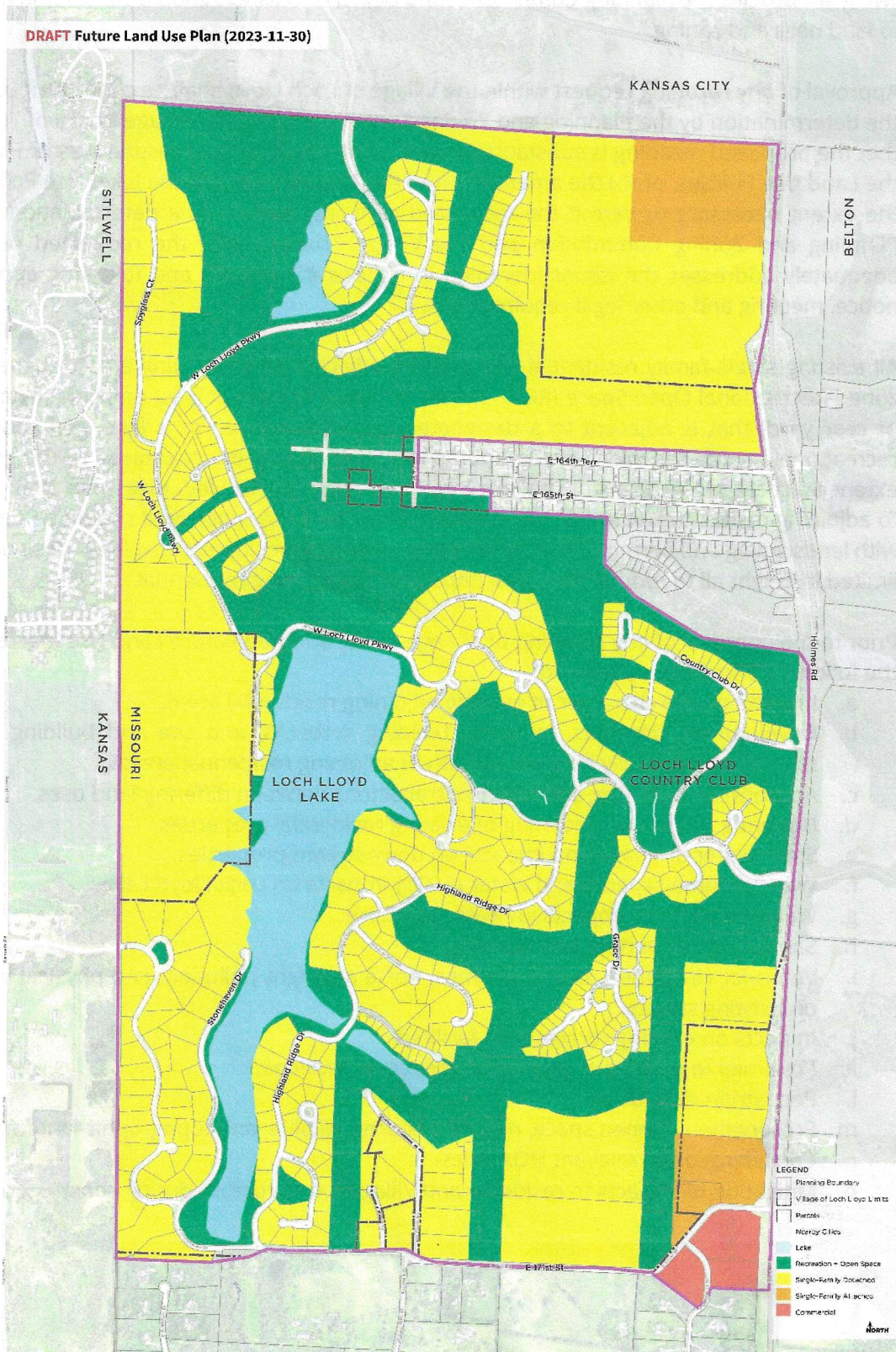
**Land Use Master Plan Map**

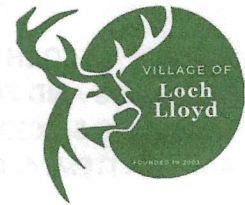
Attachment B is a map of the future uses desired and proposed within the Village and its planning boundary. This map should be referenced when reviewing and considering applications for rezoning and development proposals.

VILLAGE OF LOCH LLOYD  
 PLANNING AND ZONING COMMISSION STAFF REPORT  
 DECEMBER 5, 2023 MEETING  
 AGENDA ITEM: 4. A. LAND USE MASTER PLAN



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 (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 a determination 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 should 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.