

PLANNING & ZONING PUBLIC MEETING DECEMBER 19, 2023

The Loch Lloyd Planning & Zoning Commission held a public meeting on Tuesday, December 19, 2023, at 6:00 pm. All members of the Planning & Zoning Commission were present in person. In addition, approximately 140 residents were present. Also in attendance was Chris Shires of Confluence, the urban design and planning consulting firm working with the Commission on the Master Planning project.

Chuck Etherington opened the meeting with brief opening remarks, then turned the meeting over to Chris. Chris reviewed the agenda and the procedural process for the evening's meeting. He then discussed the project schedule and the current Loch Lloyd land use map.

Chris then presented the proposed land use definitions, future land use plan and policies. He identified and discussed changes made to the same since the last meeting. Chris noted that he and Tony were still looking for legal documentation regarding the 300-foot buffer shown on the existing village land use map and the designation of certain properties as zoned [R-1b], which is not shown on the existing land use map. He noted that those issues would have to be dealt with at a future date.

After a brief question and answer session among the commissioners, the Chair opened the meeting for public comments. Approximately 20 residents commented on a variety of issues, including, but not limited to, the pros and cons of the proposed 150-foot buffer, the desirability of returning golf to the Sechrest property, the importance of the viability of the country club to the community, the impact of the current situation and of development on abutting property owners, the importance of community and the need and ability to find a suitable compromise. After all residents had an opportunity to speak, the public comment portion of the meeting was closed.

Following close of the public comment portion of the meeting, the commissioners discussed the proposal. There was significant focus on the 150-foot buffer and what "substantially consistent" meant in policy #1. Several commissioners spoke about the need for flexibility in evaluating complex proposals. Several identified density as the primary concern rather than a specific distance, and pointed to the list of items in policy #3 as having potentially greater importance to the acceptability of any proposal. Mike Hunter then proposed acceptance of the Land Use Master Plan, policies and definitions, as presented to the Commission by Confluence, with an amendment to Policy #2 that deletes the words "but in no event shall such width be less than" and inserting in their place "with a strong preference for a minimum of." That motion was seconded. After further discussion, Tony offered an amendment to revise the 150-foot preference to 125 feet. Mike did not accept the amendment. Discussion was then closed, the Chair restated the motion that was on the floor and called for a vote. The motion passed 5-4.

Following approval of the motion, the Chair called for approval of a resolution of the Commission formally approving the Land Use Master Plan, land use policies and

land use definitions, as amended by the commissioners. The Chair read the proposed resolution out loud. A copy of those resolutions is attached hereto. Upon a motion duly made and seconded, the resolution passed 8-1.

The Chair then thanked the members of the Commission and the residents for their participation in the process. He thanked Chris and Confluence for guiding the Commission and the community through this process and requested that the master plan and policies be presented to the Board of Trustees for their review and consideration at their meeting scheduled to be held on January 16, 2024.

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

**VILLAGE OF LOCH LLOYD
 PLANNING AND ZONING COMMISSION STAFF REPORT
 DECEMBER 19, 2023 MEETING
 AGENDA ITEM: 4. A. LAND USE MASTER PLAN**



**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





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.

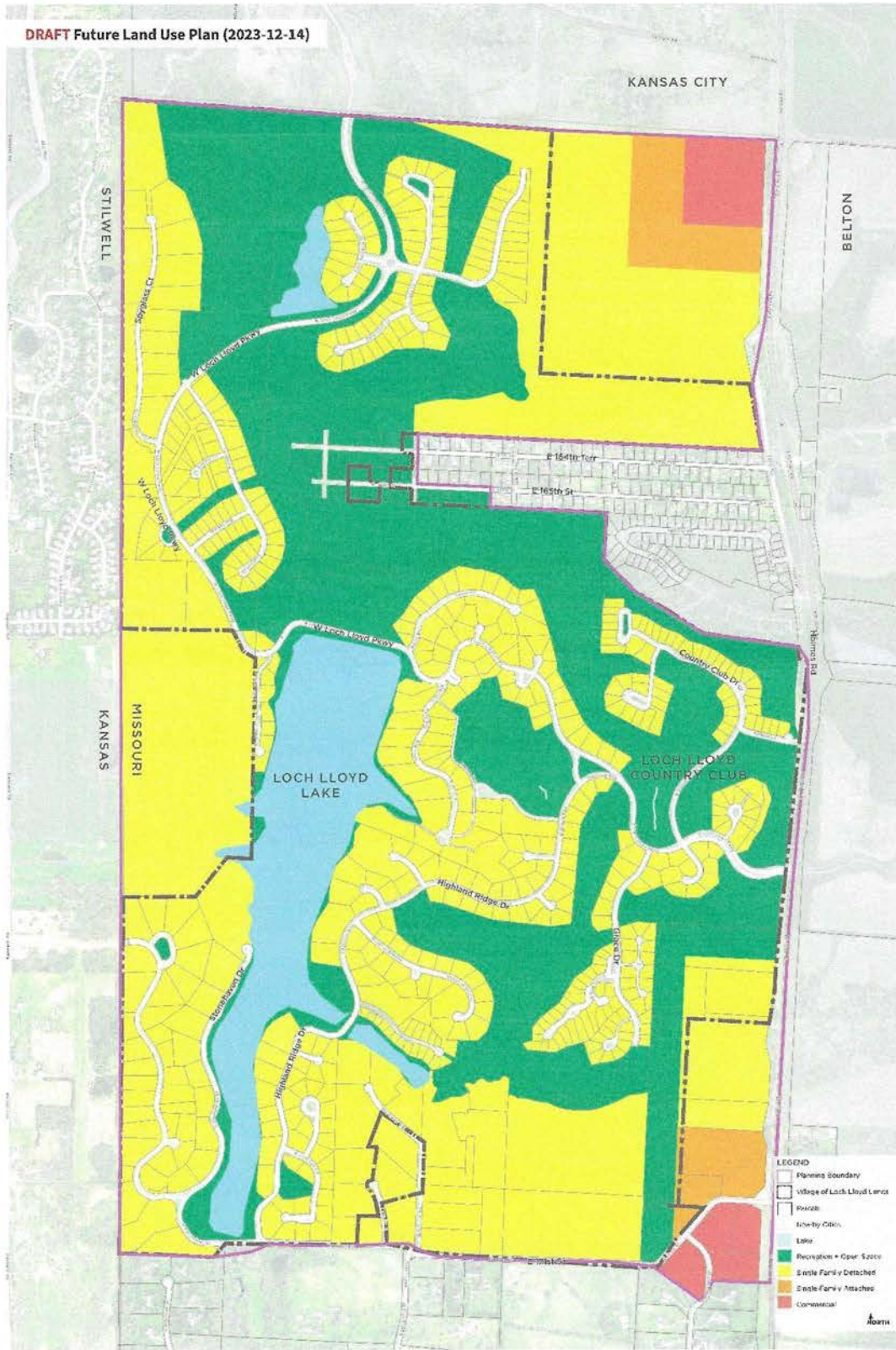
Land Use Master Plan Map

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.

EXHIBIT II

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, ADOPTING THE LAND USE MASTER PLAN FOR THE VILLAGE OF LOCH LLOYD, MISSOURI.

WHEREAS, the Village of Loch Lloyd, Missouri (the "Village") is committed to retaining and enhancing the desirability and livability of its community, and has sought to create a vision of the community through the development of a Land Use Master Plan (the "Plan) for the Village; and,

WHEREAS, the Planning and Zoning Commission of the Village of Loch Lloyd, Missouri (the "Commission"), is required by Section 89.340 of the Missouri Revised Statutes to "make and adopt a city plan for the physical development of the community;" and,

WHEREAS, the Plan, consisting of a Future Land Use Map, Land Use Definitions, and Land Use Policies is based on broad public input and shows the Commission's recommendations for the physical development and uses of land; and,

WHEREAS, the Plan further seeks to guide and accomplish the coordinated development of the Village which, in accordance with existing and future needs, will best promote the general welfare, as well as efficiency and economy, in the community development process; and,

WHEREAS, on December 19, 2023, the Commission, under authority granted to it by the Missouri Revised Statutes, after a duly called public hearing, and after considering the views of all those who came before it, voted to approve the Land Use Master Plan as a part of the official city plan for the Village.

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

as amended by vote of the Commissioners,

SECTION 1. The Land Use Master Plan is hereby approved, and the Commission hereby orders that the Plan be made available to the public.

SECTION 2. Future land use map, land use definitions, and land use policies in the Plan are intended by the Commission to be a part of the Village's city plan.

SECTION 3. All prior Village city plans, portions thereof, updates thereto, or additions thereto, are hereby repealed to the extent they are inconsistent with the Plan.

SECTION 4. The Village Clerk is instructed to:

- a) Make available a copy of the Land Use Master Plan in the office of the Cass County Recorder of Deeds.
- b) Give an approved copy of the Land Use Master Plan to the Village Board of Trustees and keep an approved copy on file; and
- c) Make the Land use Master Plan available for public inspection during normal office hours and approved electronic copy posted on the Village's website.

SECTION 5. That this Resolution shall be in full force and effect immediately upon its execution by the Planning and Zoning Commission of the Village of Loch Lloyd, Missouri.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, THIS 19th DAY OF DECEMBER 2023.

Chuck Etherington
Chairperson

ATTEST:

Anthony Lafata
Village Clerk