

ORDINANCE NO: 2024 - 7-10-01

AN ORDINANCE 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 Planning and Zoning Commission of the Village of Loch Lloyd, 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; and,

WHEREAS, on July 10, 2024, the Board of Trustees of the Village of Loch Lloyd held a duly called and noticed public hearing, received and reviewed the recommendation of the Planning and Zoning Commission, and received public comments.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LOCH LLOYD, MISSOURI AS FOLLOWS:

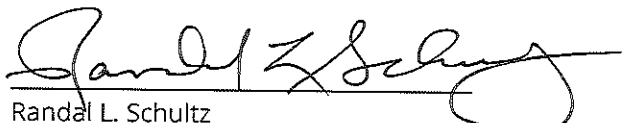
- SECTION 1.** The rezonings as detailed in the staff report to the Board dated July 10, 2024, as A, B, C, D, and E, and described in Exhibit A, attached hereto, are approved.
- SECTION 2.** As a condition of approval of A, the Schowengerdt property rezoning, this 0.43-acre parcel owned by Schowengerdt shall be legally tied to the adjoining, Schowengerdt-owned parcels, merging them into one larger parcel so that (1) it cannot be considered a separate, buildable parcel, and (2) shall further be subject to the same covenants and association regulations that cover the adjoining Schowengerdt-owned parcels.
- SECTION 3.** As a condition of approval of B, 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. As a further condition of the approval of each corresponding rezoning, the applicants for the rezonings of the Schowengerdt, Lawyer, and LL North, LLC, owned parcels shall reimburse the Village of Loch Lloyd for the costs associated with the review and processing of their applications for rezoning.

SECTION 5. The new zoning map of the Village of Loch Lloyd, on file with the Village Clerk and attached hereto as Exhibit B, is adopted as the official Zoning Map of the Village of Loch Lloyd, Missouri.

SECTION 6. This ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED AND APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LOCH LLOYD, MISSOURI, THIS 10th DAY OF JULY 2024.


Randal L. Schultz
Chairperson

ATTEST:

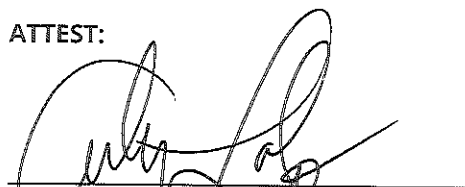

Anthony Lafata
Village Clerk

EXHIBIT A

The following are the general descriptions of the rezonings of land proposed within the Village of Loch Lloyd to be considered at the July 10, 2024, hearing.

- A. Schowengerdt Property:** Rezoning the 0.43-acre parcel adjacent to and east of the property locally known as 16775 South Village Drive from Recreational and Open Space District (ROS) to Single Family Residential District (R-1) to be combined into said property. Legally described as:

All that part of Tracts Band D, LOCH LLOYD - FIRST PLAT, a subdivision of land in the Northeast Quarter of Fractional Section 6, Township 46 North, Range 33 West of the Firth Principal Meridian in Loch Lloyd, Cass County, Missouri, being more particularly described by John Aaron Copelin, LS- 2005019232 on this 4th day of January, 2023, as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri State Plane Coordinate System, West Zone, NAD 83, per plat of LOCH LLOYD NORTH - PHASE B.)

Beginning at the most southerly corner of Lot 12, Loch Lloyd Village, a subdivision according to the recorded plat thereof, also being a westerly corner of said Tract D, Loch Lloyd - First Plat; Thence N 36°43'00" E with the southeasterly line of said Lot 12 and Lot 11, Loch Lloyd Village, a distance of 253.21 feet (252.99'= Plat) to the northeasterly corner of said Lot 11; thence no longer with said southeasterly line S 53°54'36" E with the southeasterly prolongation of the northerly line of said Lot 11, a distance of 70.46 feet to a point in said Tract D, Loch Lloyd - First Plat; thence S 36°26'31" W, a distance of 73.80 feet to a point 5.00 feet northwesterly of an existing irrigation control box; thence S 28°00'00" W, a distance of 114.90 feet to a point in said Tract B, Loch Lloyd - First Plat; thence S 73°17'05" W, a distance of 98.75 feet to the Point of Beginning.

Said tract contains 18,693 square feet or 0.43 acres, more or less.

- B. Lawyer Property:** Rezoning the approximate 1.07 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. Legally described as:

All that part of Tract A. Loch Lloyd First Plat, a subdivision in Cass County, Missouri, being more particularly described as follows: beginning at the northwest corner of Section 8, Township 46 North, Range 33 West, said point also being on the west line of said Tract A, thence South 57 degrees 01 minutes 46 seconds East, a distance of 92.89 feet; thence South 48 degrees 40 minutes 27 seconds East, a distance of 137.38 feet to a point on the northerly right-of-way line of Loch Lloyd Parkway; thence with the northerly right-of-way line of Loch Lloyd Parkway on a curve to the right having a radius of 170.00 feet, a central angle of 25 degrees 51 minutes 32 seconds, with an

initial tangent bearing of South 38 degrees 12 minutes 12 seconds West, an arc distance of 76.72 feet; thence on a curve to the right, and no longer with the north right-of-way line of Loch Lloyd Parkway, said curve having a radius of 170.00 feet, a central angle of 45 degrees 00 minutes 16 seconds, with an initial tangent bearing of South 66 degrees 38 minutes 56 seconds West, an arc distance of 133.53 feet to a point on the west line of said Tract A and the west line of the Northwest Quarter of said Section 8; thence North 02 degrees 28 minutes 19 seconds East, with the west line of said Tract A and the west line of the Northwest Quarter of said Section 8, a distance of 191.11 feet to the point of beginning.

The above described tract contains 23,198 square feet, or 0.53 acres.

And,

All that part of Fractional Section 7, Township 46 North, range 33 West, in Cass County, Missouri, more particularly described as follows: beginning at the northeast corner of said Fractional Section 7, thence South 02 degrees 28 minutes 19 seconds West, with the east line of said Fractional Section 7, a distance of 191.11 feet; thence on a curve to the right having a radius of 170.00 feet, a central angle of 44 degrees 10 minutes 12 seconds, with an initial tangent bearing of North 68 degrees 20 minutes 48 seconds West, an arc distance of 131.06 feet; thence North 24 degrees 10 minutes 36 seconds West, a distance of 116.20 feet to a point on the north line of said Fraction Section 7; thence South 88 degrees 40 minutes 00 seconds East, with the north line of said Fractional Section 7, a distance of 148.23 feet to the point of beginning.

The above described tract contains 18,023 square feet, or 0.41 acres.

And,

A Tract of land located in Sections 5 & 8, Township 46 North, Range 33 West and being a portion of Tract A, Loch Lloyd First Plat, a recorded subdivision in the City of Loch Lloyd, Cass County, Missouri according to the recorded plat thereof and being more particularly described as follows:

BEGINNING at the Northwest corner of said Section 8; thence South 57°01'46" East a distance of 92.90 feet; thence South 48°40'27" East, a distance of 121.12 feet; thence North 41°19'33" East a distance of 16.62 feet; thence North 48°40'27" West, a distance of 34.40 feet; thence North 48°00'17" West, a distance of 14.10 feet; thence Northwesterly, along a curve to the right, having radius of 495.00 feet, an arc length of 56.64 feet, a Chord Bearing of North 44°43'36" West, a Chord Distance of 56.61 feet; thence North 41°26'55" West a distance of 69.70 feet; thence Northerly, along a curve to the right, having a radius of 35.00 feet, an arc length of 32.91 feet, a Chord Bearing of North 14°30'48" West, a Chord Distance of 31.71 feet; thence North 12°25'19" East, a distance of 5.30 feet; thence North 77°34'41" West, a distance of 12.50 feet; thence South 40°31'28" West, a distance of 59.36 feet to the POINT OF BEGINNING and containing 5,761.68 square feet or 0.13 acres more or less.

12.50 feet; thence South 40°31'28" West, a distance of 59.36 feet to the POINT OF BEGINNING and containing 5,761.68 square feet or 0.13 acres more or less.

- C. Stonehaven at Loch Lloyd Tract F:** Rezoning 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. Legally described as:

Tract F of Stonehaven, a recorded subdivision in the City of Loch Lloyd, Cass County, Missouri, containing 1.743 acres more or less.

- D. Holmes Hills Parcels:** Zoning of 31 undeveloped lots within the Holmes Hill 2 subdivision to Recreational and Open Space District (ROS) in conformance with the Villages approved Land Use Master Plan. Legally described as:

Lots 84 through 93, Lots 123 through 136, and Lots 139, 140, 164, 165, 166, 170, and 171 of Holmes Hills 2, a recorded subdivision in the City of Loch Lloyd, Cass County, Missouri.

- E. Mill Creek Rd and Penn Ct Properties:** Zoning of the 16 parcels withing Tara and Mill Creek Acres subdivisions (located within the boundaries of the Village of Loch Lloyd), to Single-Family Residential District (R-1b) in conformance with the Villages approved Land Use Master Plan. See approved zoning map. No legal description available.

