



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

OCTOBER 3, 2024 MEETING

AGENDA ITEM: 4b. CONDITIONAL USE PERMIT – STORAGE CONTAINERS AND KAYAK/PADDLE BOARD STORAGE STRUCTURE

BACKGROUND

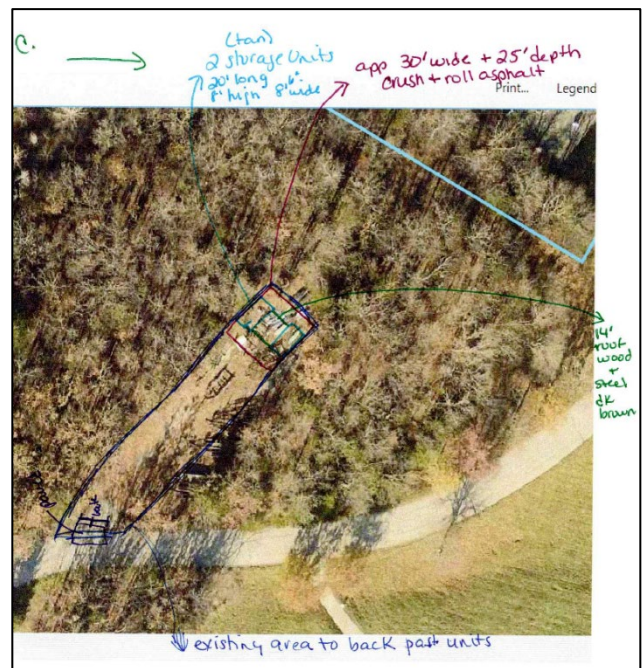
The applicant, Loch Lloyd Homes Association, has placed two storage containers within the existing boat storage area that is generally located north and west of the Loch Lloyd dam. The Association also installed a kayak/paddle board storage structure near the south marina along Highland Ridge Drive near Loch Lloyd Lake. Per the Village of Loch Lloyd's Unified Development Code, storage structures require review and approval of a Conditional Use Permit, and the Association has submitted an application requesting approval of a Conditional Use Permit for both storage structures.

Storage Containers

Below are images of the location map and sketch plan for the two storage containers. Also included is an image of the storage containers which are shipping containers repurposed for storage. This storage area and driveway have a gravel/rocked surface, and the Village of Loch Lloyd's Unified Development Code requires all parking areas and access drives be paved. The applicant is requesting a waiver from this requirement due to its limited access and use.



Location Map



Sketch Plan



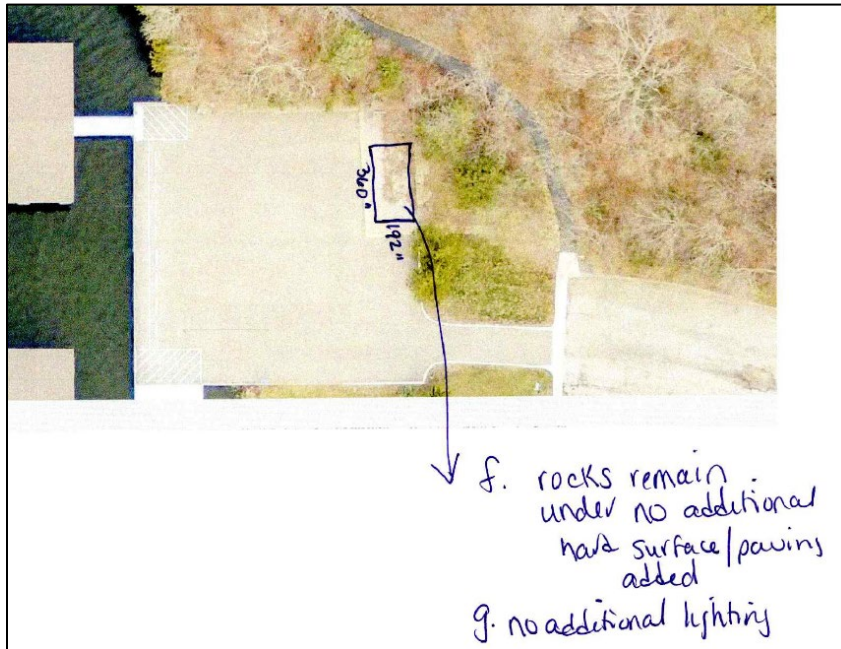
Shipping Container Image

Kayak/Paddle Board Storage Structure

Below are images of the location map and sketch plan for the kayak/paddle board storage structure. Also included is an image of the installed structure.



Location Map



Sketch Plan

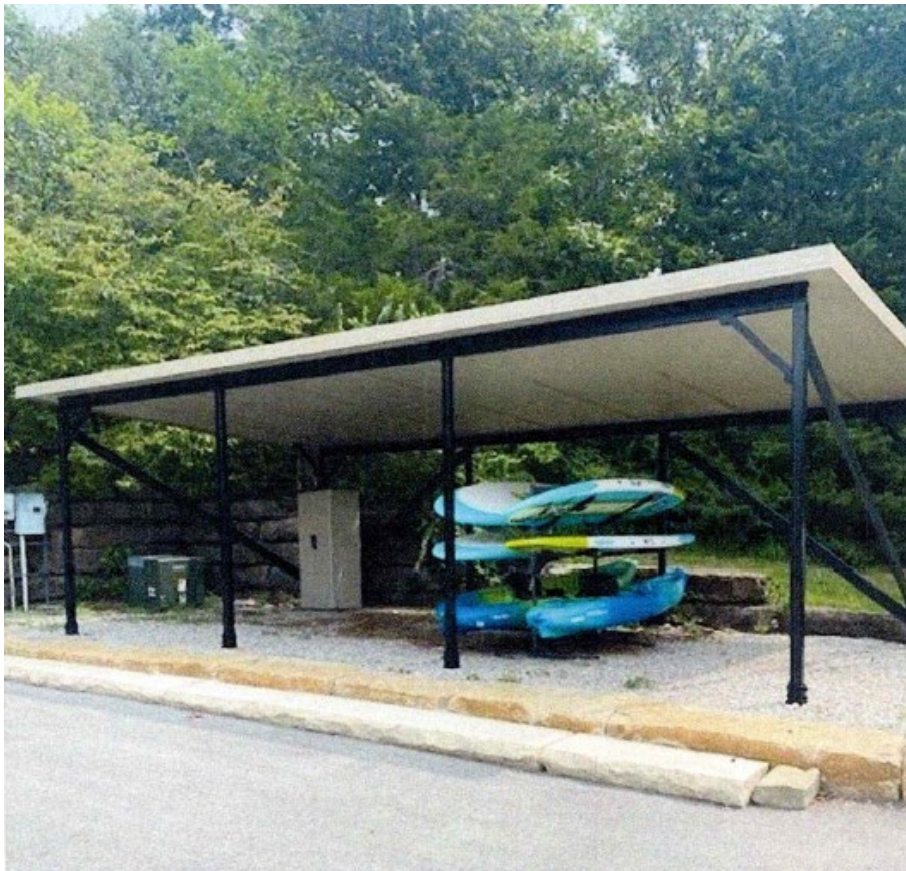


Image of Kayak/Paddle Board Storage Structure



Approval Process

After public hearings are held by the Village Planning Commission and the Board of Trustees and following receipt of a recommendation from the Planning Commission, the Board of Trustees may approve a Conditional Use Permit if the proposed use meets following approval criteria:

- a. *The proposed conditional use at the specified location is consistent with the Comprehensive Plan and any other plans;*
- b. *The proposed conditional use is consistent with the general purpose and intent of this Ordinance;*
- c. *The proposed conditional use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity;*
- d. *The proposed conditional use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to ameliorate such impacts;*
- e. *The proposed conditional use does not generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood.*

The Board is to specify a limited period of time in which the Conditional Use Permit is valid. A Conditional Use Permit may be renewed by the Board subject to the same procedures as an original Conditional Use Permit.

Following approval of any Conditional Use Permit, a building permit is required to be obtained prior to construction and installation of any approved structures.

In accordance with provisions of the Unified Development Ordinance of the Village of Loch Lloyd, notice of this public hearing was published in the North Cass Herald on September 18, 2024. Notice of this hearing was sent by regular mail to all property owners of record within 185 feet of the parcels subject to the Conditional Use Permit.

RECOMMENDATION

Should the Planning and Zoning Commission decide to recommend approval of the requested Conditional Use Permit, the author of this report recommends the Commission make a finding that the five approval criteria as noted in this report have been met, make a recommendation regarding the requested waiver of the paving requirement for the storage containers as noted in this report, and make their recommendation subject to the following conditions of approval:

- (1.) The applicant shall apply for and obtain building permits for both the storage containers and the kayak/paddle board storage structure and shall further comply with all permit and



inspection requirements including footing and foundation system and anchoring as required by building code;

- (2.) The Conditional Use Permit for the storage containers shall expire ten years following the date of approval by the Board of Trustees or at such time the containers are removed; and,
- (3.) The Conditional Use Permit for the kayak/paddle board storage structure shall expire at such time the structure is removed.

Attached as Exhibit 1 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

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, RECOMMENDING APPROVAL OF PERMITTED CONDITIONAL USE PERMIT TO ALLOW INSTALLTION OF TWO STORAGE CONTAINERS AND CONSTRUCTION OF A KAYAK/PADDLE BOARD STORAGE STRUCTURE

WHEREAS, the Village of Loch Lloyd, Missouri (the "Village") has received an application from the Loch Lloyd Homes Association for approval of a Conditional Use Permit to allow placement of two storage containers within the existing boat storage area that is generally located north and west of the Loch Lloyd dam and installation of a kayak/paddle board storage structure near the south marina along Highland Ridge Drive near Loch Lloyd Lake; and,

WHEREAS, the planning consultant hired on the behalf of the Village of Loch Lloyd, has reviewed this request and drafted a staff report to the Planning and Zoning Commission that is dated October 3, 2024; and,

WHEREAS, on October 3, 2024, the Commission, after a duly called and noticed public hearing in accordance with the Village of Loch Lloyd's Unified Development Code, and after considering the views of all those who came before it, voted to recommend approval of the requested Conditional Use Permit.

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

SECTION 1. The Conditional Use Permit, as detailed in the staff report to the Commission dated October 3, 2024, is found to meet the approval criteria as provided in the Village of Loch Lloyd's Unified Development Code.

SECTION 2. The requested waiver of the paving requirement for the storage containers as noted in the staff report to the Commission dated October 3, 2024, is recommended for approval by the Village Board of Trustees.

SECTION 3. The Conditional Use Permit, as detailed in the staff report to the Commission dated October 3, 2024, is recommended for approval by the Village Board of Trustees subject to the following conditions of approval:

- (1.) The applicant shall apply for and obtain building permits for both the storage containers and the kayak/paddle board storage structure and



shall further comply with all permit and inspection requirements including footing and foundation system and anchoring as required by building code;

(2.) The Conditional Use Permit for the storage containers shall expire ten years following the date of approval by the Board of Trustees or at such time the containers are removed; and,

(3.) The Conditional Use Permit for the kayak/paddle board storage structure shall expire at such time the structure is removed.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, THIS 3RD DAY OF OCTOBER 2024.

Chuck Etherington
Chairperson

ATTEST:

Anthony Lafata
Village Clerk