



**STAFF REPORT TO THE BOARD OF TRUSTEES
FEBRUARY 19, 2025 MEETING**

**AGENDA ITEM: 5b. REZONING OF LAND AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN
AND PRELIMINARY PLAT**

BACKGROUND

LL North, LLC, owner of a 4.14 acre property, generally located at the north terminus of Argyle Drive within the Village of Loch Lloyd, and represented by Dale Brouk with Loch Lloyd Residential Real Estate, has submitted an application requesting this property be rezoned from Recreational and Open Space District (ROS) to Planned Residential Development District (PRD). The applicant is also requesting approval of a Preliminary Development Plan and Preliminary Plat to accommodate the development of 4 single family residential lots (see Exhibit 1 – Zoning Map).

Planning and Zoning Commission Action

On February 12, 2024, the Village Planning and Zoning Commission held a public hearing for this rezoning request and preliminary development plan and preliminary plat. At this hearing, the applicant stated they were in agreement with the recommended conditions of approval. The Commission adopted a resolution recommending approval of the rezoning and the preliminary development plan and preliminary plat as proposed subject to the conditions listed in this staff report.

Preliminary Development Plan and Preliminary Plat

The applicant is proposing to terminate Argyle Drive with a cul-de-sac bulb and subdivide this parcel into 4 single family residential lots (see Exhibit 2 – Preliminary Development Plan / Preliminary Plat). The lots range in size from 0.37 acres to 0.87 acres with an average lot size of 0.60 acres. The setbacks proposed are 20 ft front yard, 10 ft side yard, and 20 ft rear yard setbacks. The proposed minimum floor area for these homes are 2,100 sq. ft. for a 1-story house and 2,400 sq. ft. for a 2-story house with a minimum first floor area of 1,800 sq. ft.

The plat includes three outlots (tracks). Tracks AA and BB are unbuildable areas that will owned and maintained by the North Homes Association as open space. Track CC at the west edge of the plat is intended to be retained by the applicant to provide a corridor for a future water main extension.

Infrastructure Plans

As part of the Preliminary Development Plan and Preliminary Plat application, the applicant has submitted the required infrastructure construction plans for the streets, sewers, and utilities and a stormwater management plan. These plans have been reviewed by the Village's engineer, George Butler Associates, Inc. (GBA) for compliance with Village regulations. GBA has no comments regarding the plans other than additional calculations are needed for the stormwater management plan to verify compliance. The additional information has been provided to GBA and is currently in review. The water and sanitary sewer plans will need to be approved by the Northwest Cass County Water Resource District prior to start of construction of the sewers and water mains. Grading and



infrastructure construction can otherwise start following the approval of the rezoning and Preliminary Development Plan and Preliminary Plat.

If the rezoning and the Preliminary Development Plan and Preliminary Plat are approved by the Board, the applicant will need to submit a Final Development Plan and Final Plat application for review and recommendation by the Planning and Zoning Commission and approval by the Board of Trustees. The Final Plat must be approved and recorded with the County prior to sale and transfer of home lots and issuance of any building permits.

Land Use Master Plan

The Village's adopted Land Use Master Plan identifies this property as single family residential and a rezoning to Planned Residential Development District (PRD) as proposed is consistent with the Master Plan (see Exhibit 3 – Land Use Master Plan).

Public Hearing Notices

In accordance with state statutes and the Unified Development Ordinance of the Village of Loch Lloyd, notice of this public hearing was published in the North Cass Herald on January 22, 2025. Notice of this hearing was sent by regular mail to all property owners of record within 185 feet of this parcel. Signs providing notice of this hearing were posted at the property.

RECOMMENDATION

Findings

The proposed rezoning and preliminary development plan are consistent with the Village's adopted Land Use Master Plan map and policies.

Conditions of Approval

Based upon the above findings, the Planning and Zoning Commission recommends approval of the proposed rezoning and the preliminary development plan and preliminary plat subject to the following conditions.

1. The applicant shall submit a Final Development Plan and Final Plat application and obtain approval by the Board of Trustees and the Final Plat must be recorded with the County prior to sale and transfer of lots and issuance of any building permits.
2. The applicant shall obtain approval of the water and sanitary sewer plans from the Northwest Cass County Water Resource District prior to start of construction.
3. The applicant shall submit the additional calculations for the stormwater management plan necessary to verify compliance with the requirements for the management of stormwater prior to the start of any grading or construction of public improvements.
4. The applicant shall pay all application fees and costs incurred by the Village for the processing and review of this application.



Attached as Exhibit 4 is an ordinance for the Board's consideration.

*Respectfully submitted by Christopher Shires, AICP, Principal, Confluence, Inc.
Planning Consultant for the Village of Loch Lloyd*

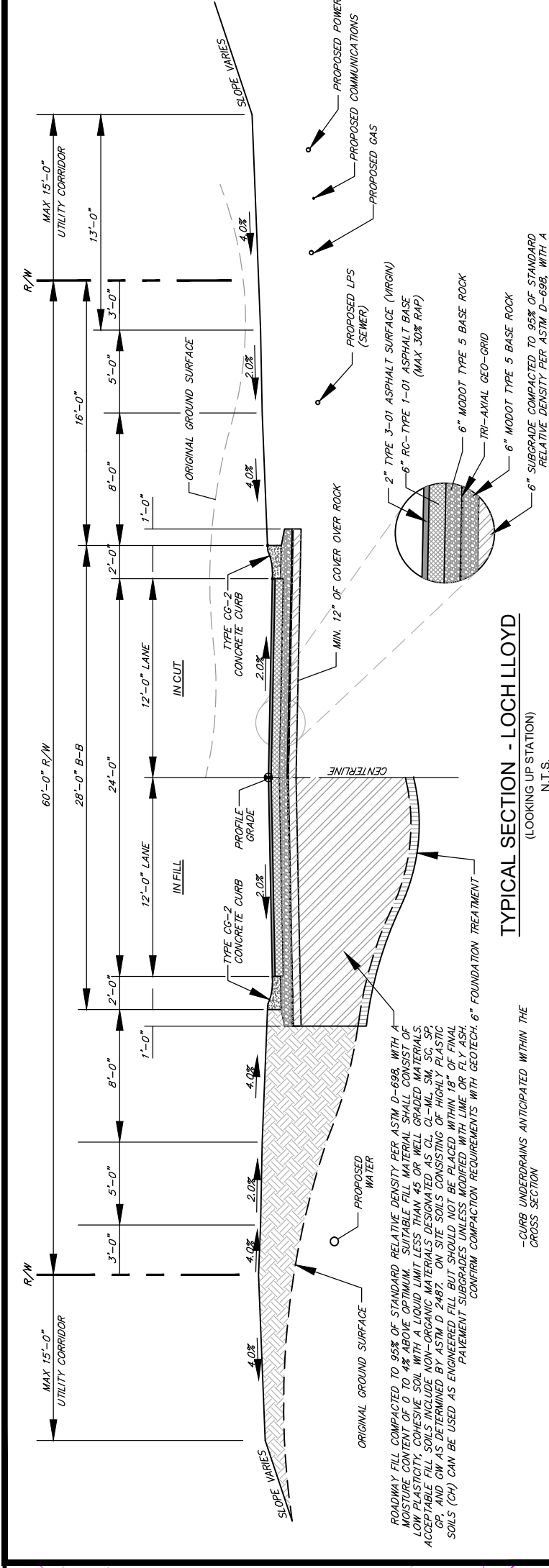
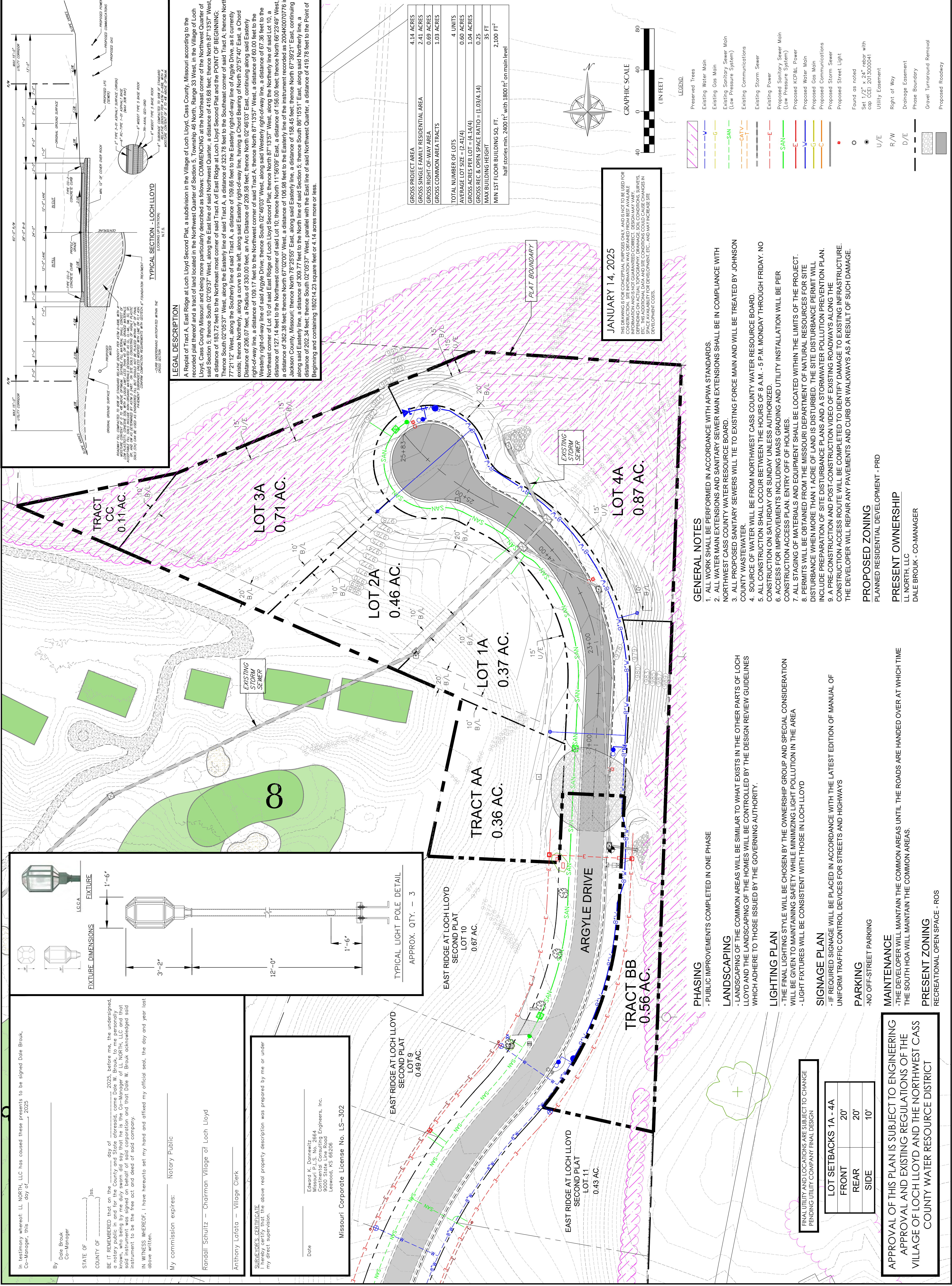
EXHIBITS

- Exhibit 1 – Zoning Map
- Exhibit 2 – Preliminary Development Plan / Preliminary Plat
- Exhibit 3 – Land Use Master Plan
- Exhibit 4 – Ordinance

LEGEND

- Village of Loch Lloyd Limits
- Parcels
- R1
- R1A
- R1AA
- R1B
- Planned Residential Development
- Recreational Open Space
- Waterbody
- 300' Residential Buffer
- Unzoned





LEGAL DESCRIPTION

A Replat of Tract A, East Ridge at Loch Lloyd Second Plat, a subdivision in the Village of Loch Lloyd, Cass County, Missouri according to the recorded plat thereof and a tract of land located in the Northwest Quarter of Section 5, Township 46 North, Range 33 West, in the Village of Loch Lloyd, Cass County, Missouri and being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest Quarter of said Section 5, thence South 02°05'37" West, along the East line of said Northwest Quarter, a distance of 416.68 feet, thence North 87°13'57" West, a distance of 183.72 feet to the Northeast most corner of said Tract A, a distance of 323.78 feet to the Southeast corner of said Tract A, thence North 77°21'12" West, along the Southerly line of said Tract A, a distance of 109.66 feet to the Easterly right-of-way line of Argyle Drive, as it currently exists, thence Northerly, along a curve to the left, having said Easterly right-of-way line, having a Chord Bearing of North 20°57'40" East, a Chord Distance of 206.07 feet, a Radius of 330.00 feet, an Arc Distance of 209.58 feet, thence North 02°46'03" East, continuing along said Easterly right-of-way line, a distance of 109.17 feet to the Northwest corner of said Tract A, thence North 87°13'57" West, a distance of 60.00 feet to the Westerly right-of-way line of said Argyle Drive, thence South 02°46'03" West, along said Westerly right-of-way line, a distance of 67.36 feet to the Northeast corner of Lot 10 of said East Ridge at Loch Lloyd Second Plat, thence North 87°13'57" West, along the Northerly line of said Lot 10, a distance of 127.14 feet to the Northwest corner of said Lot 10, thence North 11°36'09" East, a distance of 156.00 feet, thence North 68°23'49" West, a distance of 362.38 feet, thence North 07°02'00" West, a distance of 106.98 feet to the Easterly line of the instrument recorded as 2004K070776 in Jackson County, Missouri, thence North 78°25'55" East, along said Easterly line, a distance of 158.45 feet, thence North 67°38'21" East, continuing along said Easterly line, a distance of 309.77 feet to the North line of said Section 5, thence South 88°15'51" East, along said Northerly line, a distance of 202.34 feet, thence South 02°05'37" West, parallel with the East line of said Northwest Quarter, a distance of 419.78 feet to the Point of Beginning and containing 1,602.14, 2.3 square feet or 4.14 acres more or less.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS.
2. ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
3. ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER.
4. SOURCE OF WATER WILL BE FROM NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
5. ALL CONSTRUCTION SHALL OCCUR BETWEEN THE HOURS OF 8 A.M. - 5 P.M. MONDAY THROUGH FRIDAY. NO CONSTRUCTION ON SATURDAY OR SUNDAY UNLESS AUTHORIZED.
6. ACCESS FOR IMPROVEMENTS INCLUDING MASS GRADING AND UTILITY INSTALLATION WILL BE PER CONSTRUCTION ACCESS PLAN. ENTRY OFF OF HOLMES.
7. ALL STAGING OF MATERIALS AND EQUIPMENT SHALL BE LOCATED WITHIN THE LIMITS OF THE PROJECT. DISTURBANCE WHEN MORE THAN 1 ACRE OF LAND IS DISTURBED. THE SITE DISTURBANCE PERMIT WILL INCLUDE PREPARATION OF SITE DISTURBANCE PLANS AND A STORMWATER POLLUTION PREVENTION PLAN.
8. A PRE-CONSTRUCTION AND POST-CONSTRUCTION VIDEO OF EXISTING ROADWAYS ALONG THE CONSTRUCTION ACCESS ROUTE WILL BE COMPLETED TO IDENTIFY DAMAGE TO EXISTING INFRASTRUCTURE. THE DEVELOPER WILL REPAIR ANY PAVEMENTS AND CURB OR WALKWAYS AS A RESULT OF SUCH DAMAGE.

PROPOSED ZONING
PLANNED RESIDENTIAL DEVELOPMENT - PRD
PRESENT OWNERSHIP
LL NORTH, LLC
DALE BROOK - CO-MANAGER

PHASING
- PUBLIC IMPROVEMENTS COMPLETED IN ONE PHASE

LANDSCAPING
- LANDSCAPING OF THE COMMON AREAS WILL BE SIMILAR TO WHAT EXISTS IN THE OTHER PARTS OF LOCH LLOYD AND THE LANDSCAPING OF THE HOMES WILL BE CONTROLLED BY THE DESIGN REVIEW GUIDELINES WHICH ADHERE TO THOSE ISSUED BY THE GOVERNING AUTHORITY.

LIGHTING PLAN
- THE FINAL LIGHTING STYLE WILL BE CHOSEN BY THE OWNERSHIP GROUP AND SPECIAL CONSIDERATION WILL BE GIVEN TO MAINTAINING SAFETY WHILE MINIMIZING LIGHT POLLUTION IN THE AREA
- LIGHT FIXTURES WILL BE CONSISTENT WITH THOSE IN LOCH LLOYD

SIGNAGE PLAN
- IF REQUIRED SIGNAGE WILL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

PARKING
- NO OFF-STREET PARKING

MAINTENANCE
- THE DEVELOPER WILL MAINTAIN THE COMMON AREAS UNTIL THE ROADS ARE HANDED OVER AT WHICH TIME THE SOUTH HOA WILL MAINTAIN THE COMMON AREAS.

PRESENT ZONING
RECREATIONAL OPEN SPACE - ROS

APPROVAL OF THIS PLAN IS SUBJECT TO ENGINEERING APPROVAL AND EXISTING REGULATIONS OF THE VILLAGE OF LOCH LLOYD AND THE NORTHWEST CASS COUNTY WATER RESOURCE DISTRICT

LOT SETBACKS 1A - 4A

FRONT	20'
REAR	20'
SIDE	10'

FINAL UTILITY AND LOCATIONS ARE SUBJECT TO CHANGE PENDING UTILITY COMPANY FINAL DESIGN

In testimony whereof, LL NORTH, LLC has caused these presents to be signed Dale Brook, Co-Manager, this _____ day of _____, 2025.

By: Dale Brook, Co-Manager

STATE OF _____, ss. _____, Notary Public

My commission expires: _____

Randall Schultz - Chairman Village of Loch Lloyd

Anthony Lafata - Village Clerk

SUBSEALER'S CERTIFICATE
I hereby certify that the above real property description was prepared by me or under my direct supervision.

Date: _____

Edward K. Dannewitz
Continental Consulting Engineers, Inc.
9000 State Line Road
Leawood, KS 66206

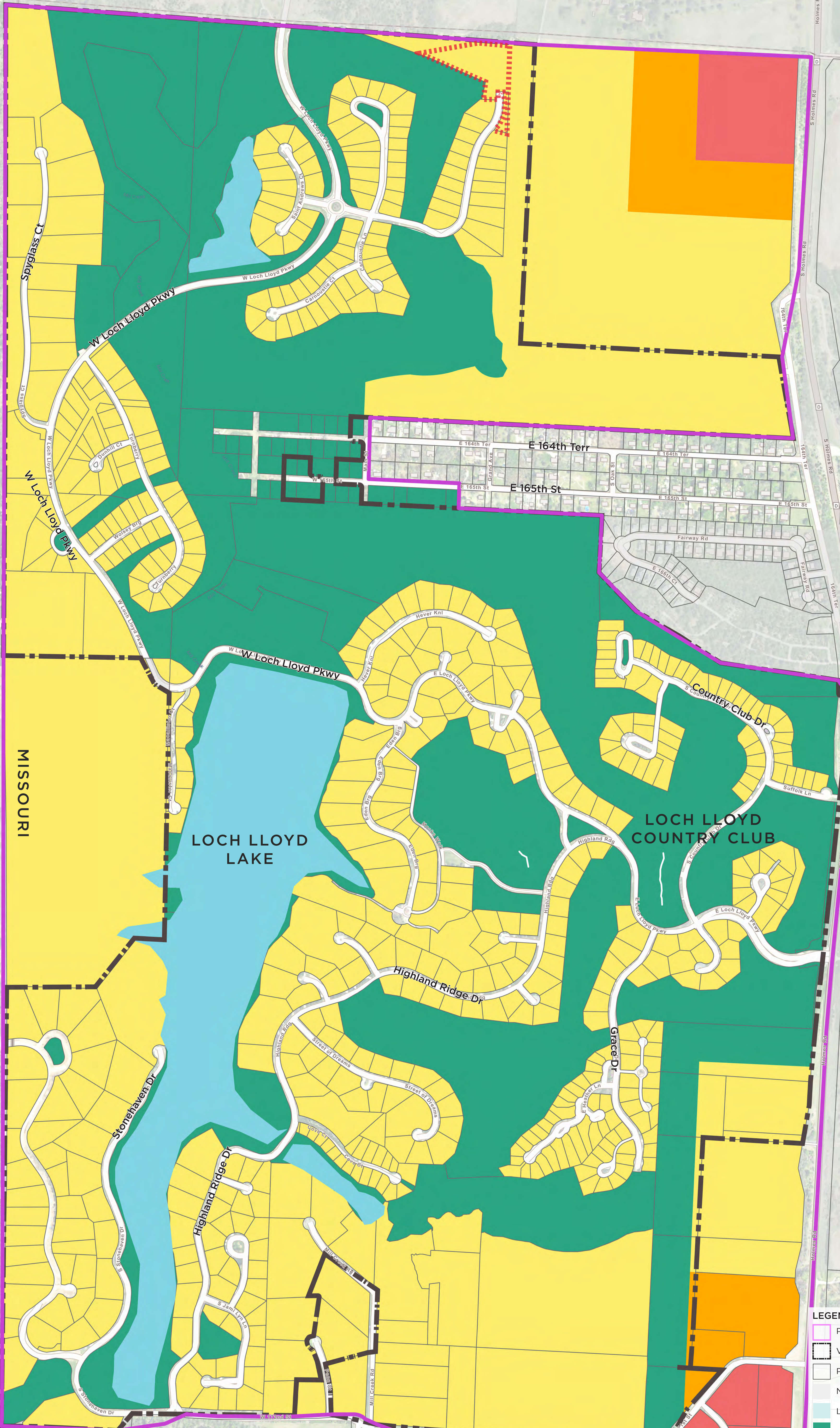
Missouri Corporate License No. LS-302

KANSAS CITY

BELTON

STILWELL

KANSAS MISSOURI



LEGEND

- Planning Boundary
- Village of Loch Lloyd Limits
- Parcels
- Nearby Cities
- Lake
- Recreation + Open Space
- Single-Family Detached
- Single-Family Attached
- Commercial



EXHIBIT 4

ORDINANCE NO: _____

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE VILLAGE OF LOCH LLOYD, MISSOURI, APPROVING THE REZONING OF LAND AND APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT WITHIN THE VILLAGE OF LOCH LLOYD, MISSOURI.

WHEREAS, the Village of Loch Lloyd, Missouri (the "Village") has received an application from the property owner, LL North, LLC, requesting that a 4.14 acre property, generally located at the north terminus of Argyle Drive within the Village of Loch Lloyd, be rezoned from Recreational and Open Space District (ROS) to Planned Residential Development District (PRD) (see Attachment A for legal description of rezoning); and,

WHEREAS, the applicant is also requesting approval of a Preliminary Development Plan and Preliminary Plat to accommodate the development of 4 single family residential lots; and,

WHEREAS, the planning consultant hired on behalf of the Village of Loch Lloyd, has reviewed this request and drafted a report to the Planning and Zoning Commission that are dated February 12, 2025, and a staff report to the Board of Trustees dated February 19, 2025; and,

WHEREAS, on February 12, 2025, 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, adopted a resolution to recommend to the Board of Trustees approval of the rezoning request and the proposed Preliminary Development Plan and Preliminary Plat.

WHEREAS, on February 19, 2025, 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 and considered the public testimony of all those who came before it.

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

SECTION 1. The Board has made findings that the proposed rezoning is consistent with the Village's adopted Land Use Master Plan map and policies.

SECTION 2. The rezoning and the proposed Preliminary Development Plan and Preliminary Plat, as detailed in the staff report to the Board dated February 19, 2025, are approved and the official Zoning Map of the Village is hereby updated accordingly, subject to the following conditions of approval:

1. The applicant shall submit a Final Development Plan and Final Plat application and obtain approval by the Board of Trustees and the Final Plat

must be recorded with the County prior to sale and transfer of lots and issuance of any building permits.

2. The applicant shall obtain approval of the water and sanitary sewer plans from the Northwest Cass County Water Resource District prior to start of construction.
3. The applicant shall submit the additional calculations for the stormwater management plan necessary to verify compliance with the requirements for the management of stormwater prior to the start of any grading or construction of public improvements.
4. The applicant shall pay all application fees and costs incurred by the Village for the processing and review of this application.

PASSED AND APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LOCH LLOYD, MISSOURI, THIS 19TH DAY OF FEBRUARY 2025.

Randal L. Schultz
Chairperson

ATTEST:

Anthony Lafata
Village Clerk

ATTACHMENT A

LEGAL DESCRIPTION OF REZONING

A Replat of Tract A, East Ridge at Loch Lloyd Second Plat, a subdivision in the Village of Loch Lloyd, Cass County, Missouri according to the recorded plat thereof and a tract of land located in the Northwest Quarter of Section 5, Township 46 North, Range 33 West, in the Village of Loch Lloyd, Cass County Missouri and being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest Quarter of said Section 5; thence South $02^{\circ}05'37''$ West, along the East line of said Northwest Quarter, a distance of 416.68 feet; thence North $87^{\circ}13'57''$ West, a distance of 183.72 feet to the Northeast most corner of said Tract A of East Ridge at Loch Lloyd Second Plat and the POINT OF BEGINNING; Thence South $02^{\circ}05'37''$ West, along the Easterly line of said Tract A, a distance of 323.78 feet to the Southeast corner of said Tract A; thence North $77^{\circ}21'12''$ West, along the Southerly line of said Tract A, a distance of 109.66 feet to the Easterly right-of-way line of Argyle Drive, as it currently exists; thence Northerly, along a curve to the left, along said Easterly right-of-way line, having a Chord Bearing of North $20^{\circ}57'40''$ East, a Chord Distance of 206.07 feet, a Radius of 330.00 feet, an Arc Distance of 209.58 feet; thence North $02^{\circ}46'03''$ East, continuing along said Easterly right-of-way line, a distance of 109.17 feet to the Northwest corner of said Tract A; thence North $87^{\circ}13'57''$ West, a distance of 60.00 feet to the Westerly right-of-way line of said Argyle Drive; thence South $02^{\circ}46'03''$ West, along said Westerly right-of-way line, a distance of 67.36 feet to the Northeast corner of Lot 10 of said East Ridge of Loch Lloyd Second Plat; thence North $87^{\circ}13'57''$ West, along the Northerly line of said Lot 10, a distance of 127.14 feet to the Northwest corner of said Lot 10; thence North $11^{\circ}56'09''$ East, a distance of 156.00 feet; thence North $66^{\circ}23'49''$ West, a distance of 362.38 feet; thence North $67^{\circ}02'00''$ West, a distance of 106.98 feet to the Easterly line of the instrument recorded as 2004K0070776 in Jackson County, Missouri; thence North $78^{\circ}25'55''$ East, along said Easterly line, a distance of 158.45 feet; thence North $67^{\circ}39'21''$ East, continuing along said Easterly line, a distance of 309.77 feet to the North line of said Section 5; thence South $86^{\circ}15'51''$ East, along said Northerly line, a distance of 202.34 feet; thence South $02^{\circ}05'37''$ West, parallel with the East line of said Northwest Quarter, a distance of 419.78 feet to the Point of Beginning and containing 180214.23 square feet or 4.14 acres more or less.