



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION  
FEBRUARY 12, 2025 MEETING**

**AGENDA ITEM: 4b. REZONING OF LAND AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN  
AND PRELIMINARY PLAT**

**BACKGROUND**

LL North, LLC, owner of 4.14 acre site, 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) and is also requesting approval of a Preliminary Development Plan and Preliminary Plat to accommodate the development of 4 single family residential lots on this site (see Exhibit 1 – Zoning Map).

**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.

**Infrastructure Plans**

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 water and sanitary sewer plans will need to be approved by the Northwest Cass County Water Resource District prior to start of construction.

**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).

If the rezoning, Preliminary Development Plan, and Preliminary Plat are approved, 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, prior to the start of any grading or construction. 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.



### **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 author of this report recommends the Planning and Zoning Commission pass a resolution recommending approval of the proposed rezoning, 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 prior to the start of any grading or construction. The Final Plat must be approved and 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.
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 a resolution for the Commission's use.

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

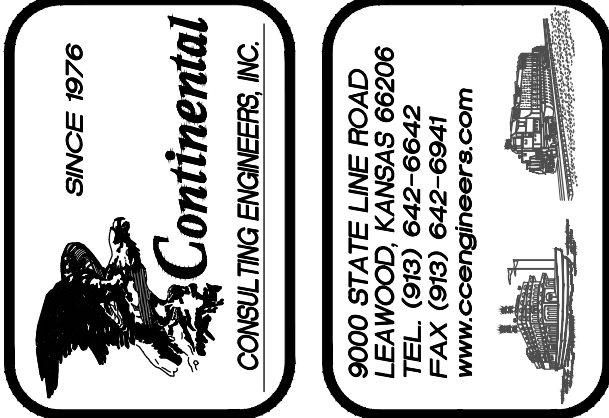
### **EXHIBITS**

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

LEGEND

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





# EXHIBIT 2 - PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT

## ARGYLE EXTENSION AT LOCH LLOYD PRELIMINARY DEVELOPMENT PLAN

C101

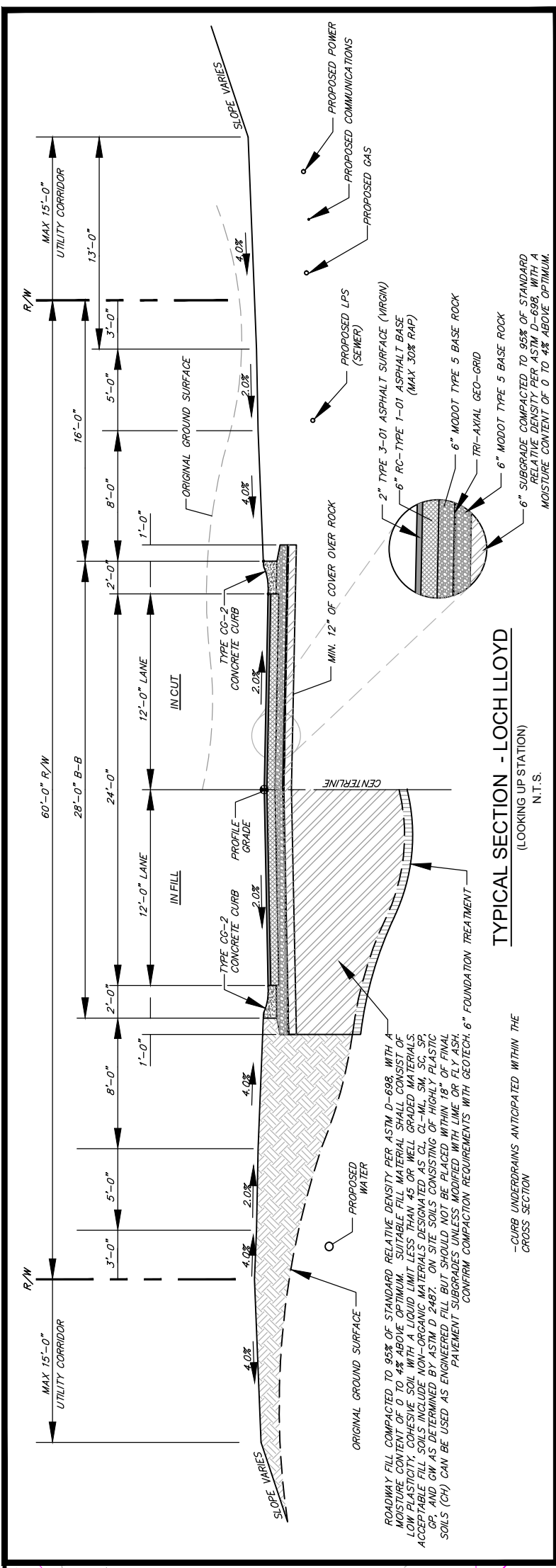
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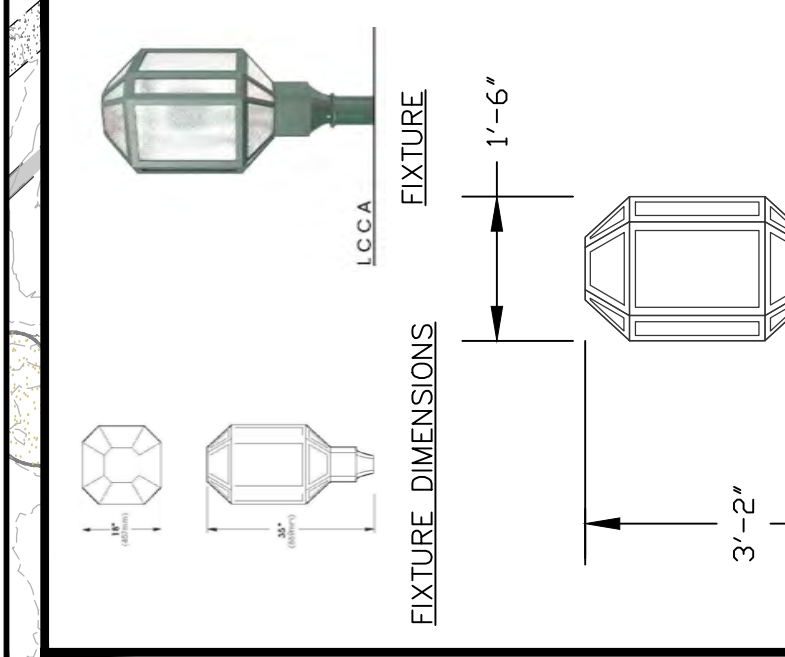
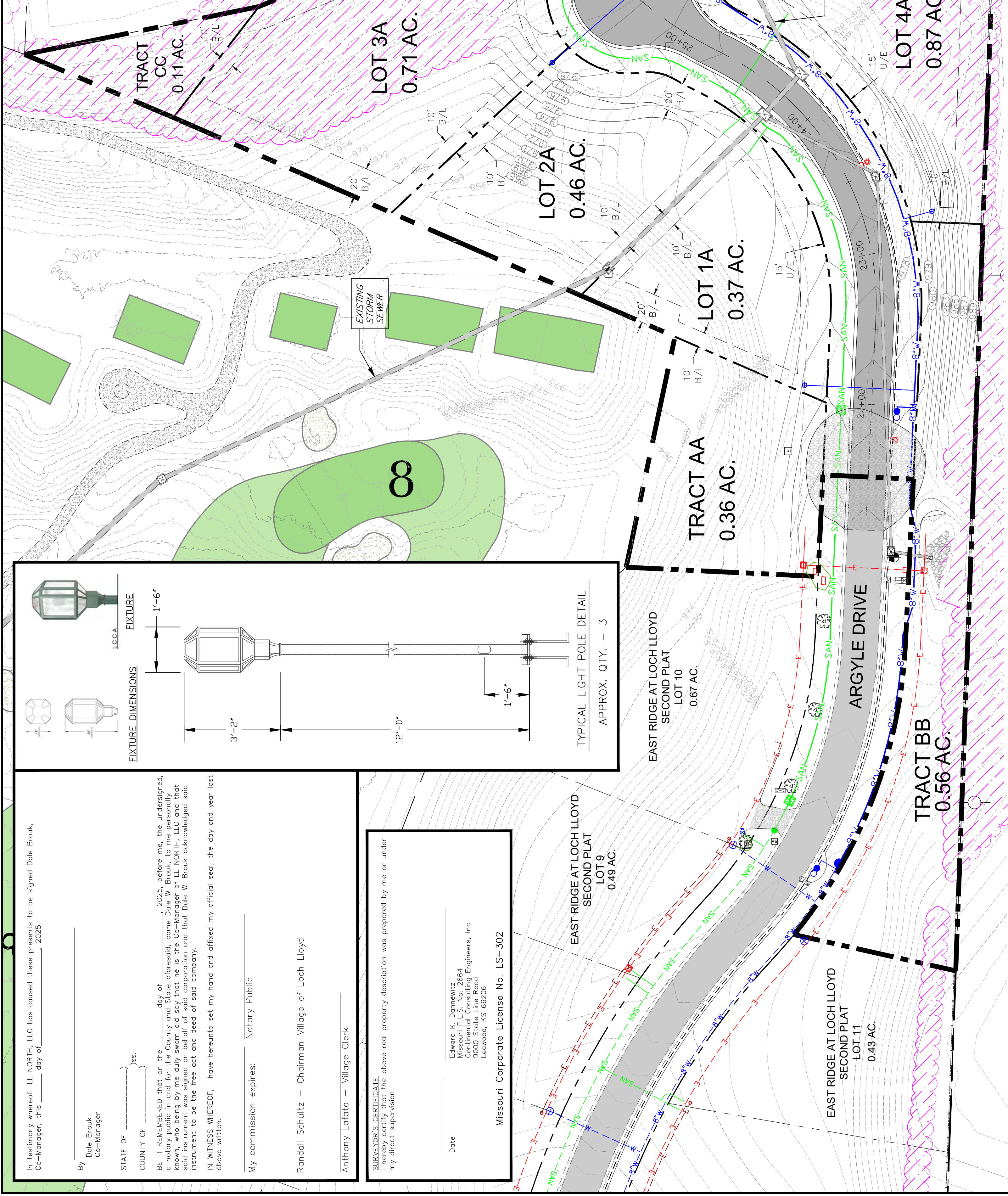
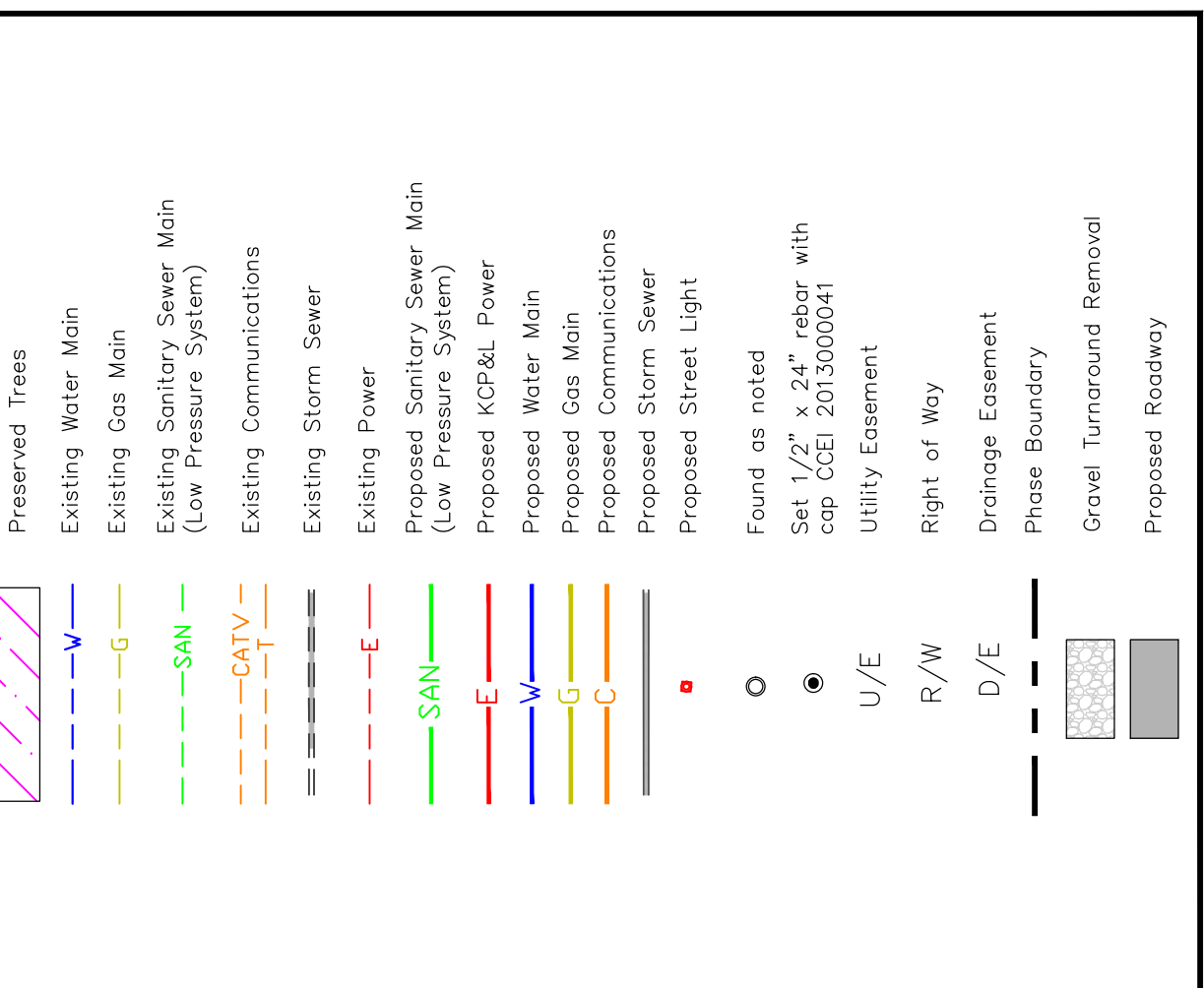
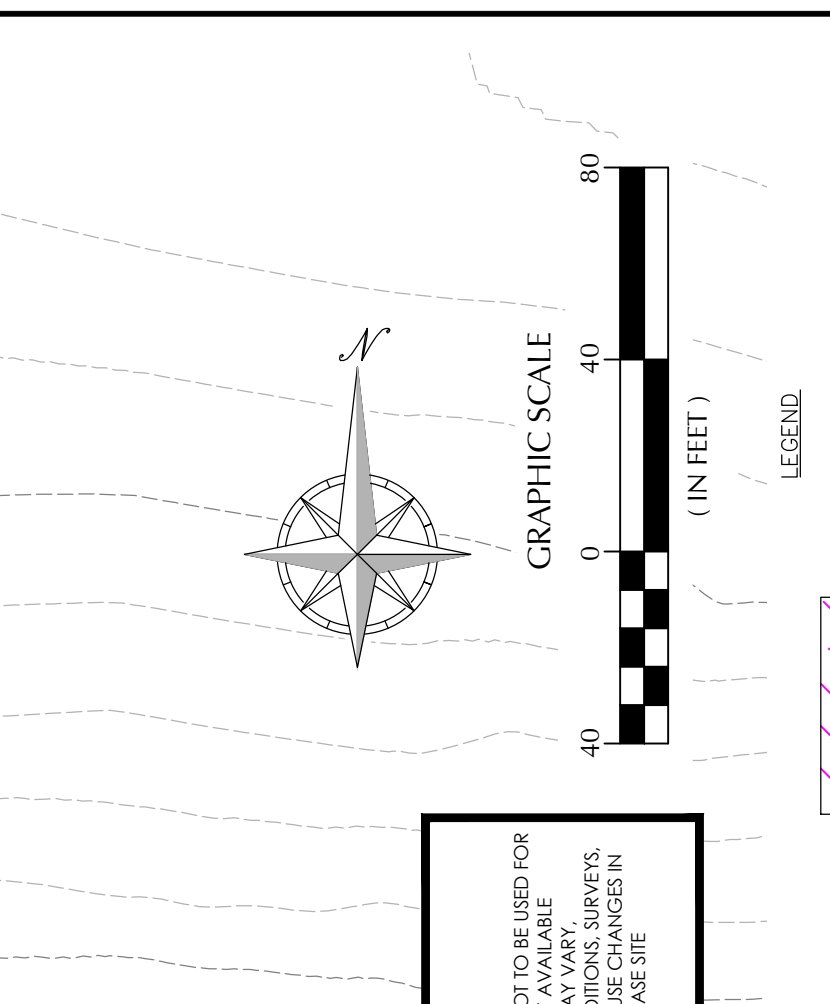
**FINAL DEVELOPMENT PLAN ARGYLE EXTE**



**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 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 86°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 1802.14, 2.3 square feet or 4.14 acres more or less.

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|--|-----------------------|
| GROSS PROJECT AREA   | 4.14 ACRES            |
| GROSS SINGLE FAMILY RESIDENTIAL AREA   | 2.41 ACRES            |
| GROSS RIGHT-OF-WAY AREA  | 0.69 ACRES            |
| GROSS COMMON AREA TRACTS   | 1.03 ACRES            |
| TOTAL NUMBER OF LOTS   | 4 UNITS               |
| AVERAGE LOT SIZE = (2.41/4)  | 0.60 ACRES            |
| GROSS ACRES PER LOT = (4.14/4)   | 1.04 ACRES            |
| GROSS REC & OPEN SPACE RATIO = (1.03/4.14)                                       | 0.25                  |
| MAX BUILDING HEIGHT  | 35 FT                 |
| MIN 1ST FLOOR BUILDING SQ. FT.   | 2,100 FT <sup>2</sup> |
| half-stories min. 2,400 ft <sup>2</sup> with 1,800 ft <sup>2</sup> on main level |                       |



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 \_\_\_\_\_, )  
COUNTY OF \_\_\_\_\_, )  
BE IT REMEMBERED that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned, a notary public in and for the County and State aforesaid, came Dale W. Brook, to me personally known, who being first duly sworn, acknowledged to me that he executed the foregoing instrument as signed on behalf of said corporation and that Dale W. Brook acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires: \_\_\_\_\_ Notary Public

Randall Schultz — Chairman Village of Loch Lloyd

Anthony Lafata — Village Clerk

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

Date: \_\_\_\_\_

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

Missouri Corporate License No. LS-302

**GENERAL NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS.
- ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
- ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER.
- SOURCE OF WATER WILL BE FROM NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
- CONSTRUCTION ON SATURDAY OR SUNDAY UNLESS AUTHORIZED.
- ACCESS FOR IMPROVEMENTS INCLUDING MASS GRADING AND UTILITY INSTALLATION WILL BE PER CONSTRUCTION ACCESS PLAN. ENTRY OFF OF HOLMES.
- 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.
- 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**

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

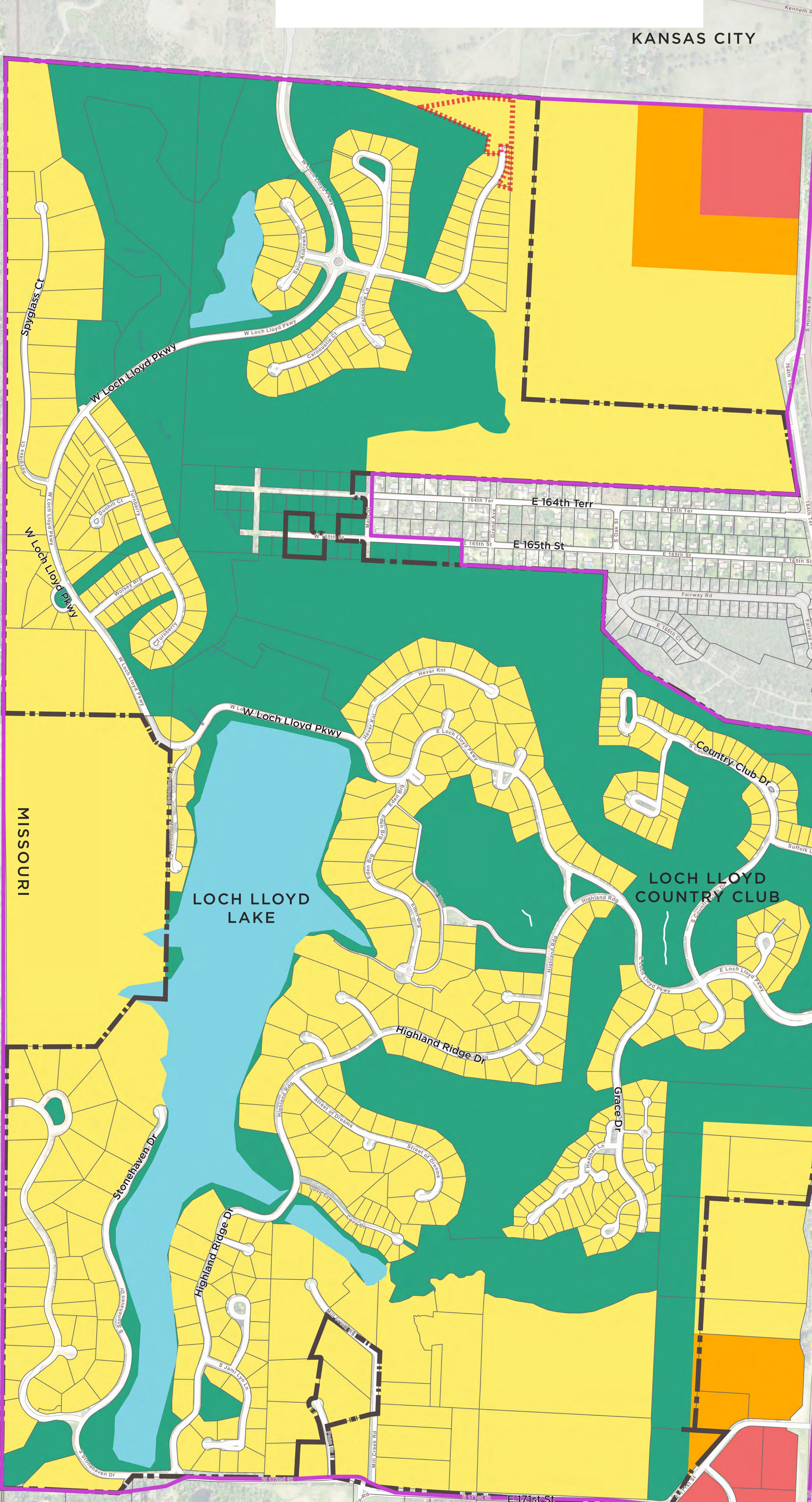
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| LOT SETBACKS 1A - 4A |     |
| FRONT                | 20' |
| REAR                 | 20' |
| SIDE                 | 10' |

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**

**RESOLUTION NO: \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, RECOMMENDING APPROVAL OF 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 for rezoning of land within the Village along with a Preliminary Development Plan, Preliminary Plat, and infrastructure construction plans; and,

**WHEREAS**, the planning consultant hired on behalf of the Village of Loch Lloyd, having expertise in matters related to the zoning, platting, and development of land, has reviewed the proposed rezoning, preliminary development plan, and preliminary plat and drafted a staff report to the Planning and Zoning Commission that is dated February 12, 2025; and,

**WHEREAS**, the proposed rezoning and preliminary development plan has been reviewed and found consistent with the Village's adopted Future Land Use Master Plan map and policies; and,

**WHEREAS**, on February 12, 2025, the Commission, 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 rezoning, preliminary development plan, and preliminary plat.

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

**SECTION 1.** The Commission has made findings that the proposed rezoning and preliminary development plan are consistent with the Village's adopted Land Use Master Plan map and policies.

**SECTION 2.** The rezoning, preliminary development plan, and preliminary plat, as detailed in the staff report to the Commission dated February 12, 2025, are recommended for approval by the Village Board of Trustees, 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 prior to the start of any grading or construction. The Final Plat must be approved and 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.
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 PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, THIS 12th DAY OF FEBRUARY 2025.**

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Chuck Etherington  
Chairperson

**ATTEST:**

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Anthony Lafata  
Village Clerk