



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
FEBRUARY 12, 2025 MEETING
AGENDA ITEM: 4a. REZONING OF LAND AND VACATION OF EASEMENT

BACKGROUND

Brett and Nicole Glass, owners of Lot 1 of Mill Creek Woods, an official plat within the Village of Loch Lloyd (an 8.75-acre parcel located at 16426 W. Loch Lloyd Parkway), have submitted an application requesting this property be rezoned from Recreational and Open Space District (ROS) to Single Family Residential District (R-1) to accommodate the development of one single family residential dwelling. The applicant is also requesting the vacation of an existing 60-foot-wide road and utility easement located along the south 60 feet of said Lot 1, Mill Creek Woods, and the vacation of an existing 60-foot-wide road and utility easement centered along the east line of Lot 1, Mill Creek Woods (see Exhibit 1 – Location Map).

Minor Plat

The applicant is proposing to merge this parcel with a portion of an existing, vacant and platted single family lot to the north (Lot 2 of Loch Lloyd North – Phase A) for driveway access to access to water and sewer service (see Exhibit 2 – Site Plan). If the rezoning is approved, the applicant will need to obtain approval of a minor plat to merge these two parcels. Per the Unified Development Ordinance of the Village of Loch Lloyd, a minor plat such as this can be administratively reviewed and approved by the Village Clerk following approval of the proposed rezoning (see Exhibit 3 – Minor Plat).

Vacation of Easements

There are no roads constructed or planned to be constructed within the existing 60-foot-wide road and utility easements areas requested to be vacated, and the applicant's engineer has completed a survey and found no existing utilities within these easement areas that are not otherwise covered by separate utility easements. In review of the adjoining plat to the north, similar 60-foot-wide road and utility easements were previously vacated. It does not appear that these easements are needed to provide access and services to any of the adjoining properties nor are they needed to accommodate future development within the Village.

Land Use Master Plan

The Village's adopted Land Use Master Plan identifies this property as single family residential and a rezoning to R-1 as proposed is consistent with the Master Plan (see Exhibit 4 – Land Use Master Plan). In consideration of the planned merger of this parcel with the vacant single-family lot to the north, there is no increase in the number of buildable parcels (see Exhibit 5 – Zoning Map).

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 property. Notice of this hearing and the requested vacation of the existing 60-foot-wide road and utility easements was mailed to all relevant utility companies and to Cass County.



RECOMMENDATION

Findings

The proposed rezoning is consistent with the Village's adopted Land Use Master Plan map and policies, and the easement areas requested to be vacated are not needed to provide access and services to any of the adjoining properties nor are they needed to accommodate future development within the Village.

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 and easement vacation subject to the following conditions.

1. The applicant shall obtain approval from the Village and record with the County a minor plat merging this 8.75-acre parcel, Lot 1 of Mill Creek Woods, with a portion of Lot 2 of Loch Lloyd North - Phase A.
2. The applicant shall pay all application fees and costs incurred by the Village for the processing and review of this application.

Attached as Exhibit 6 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*

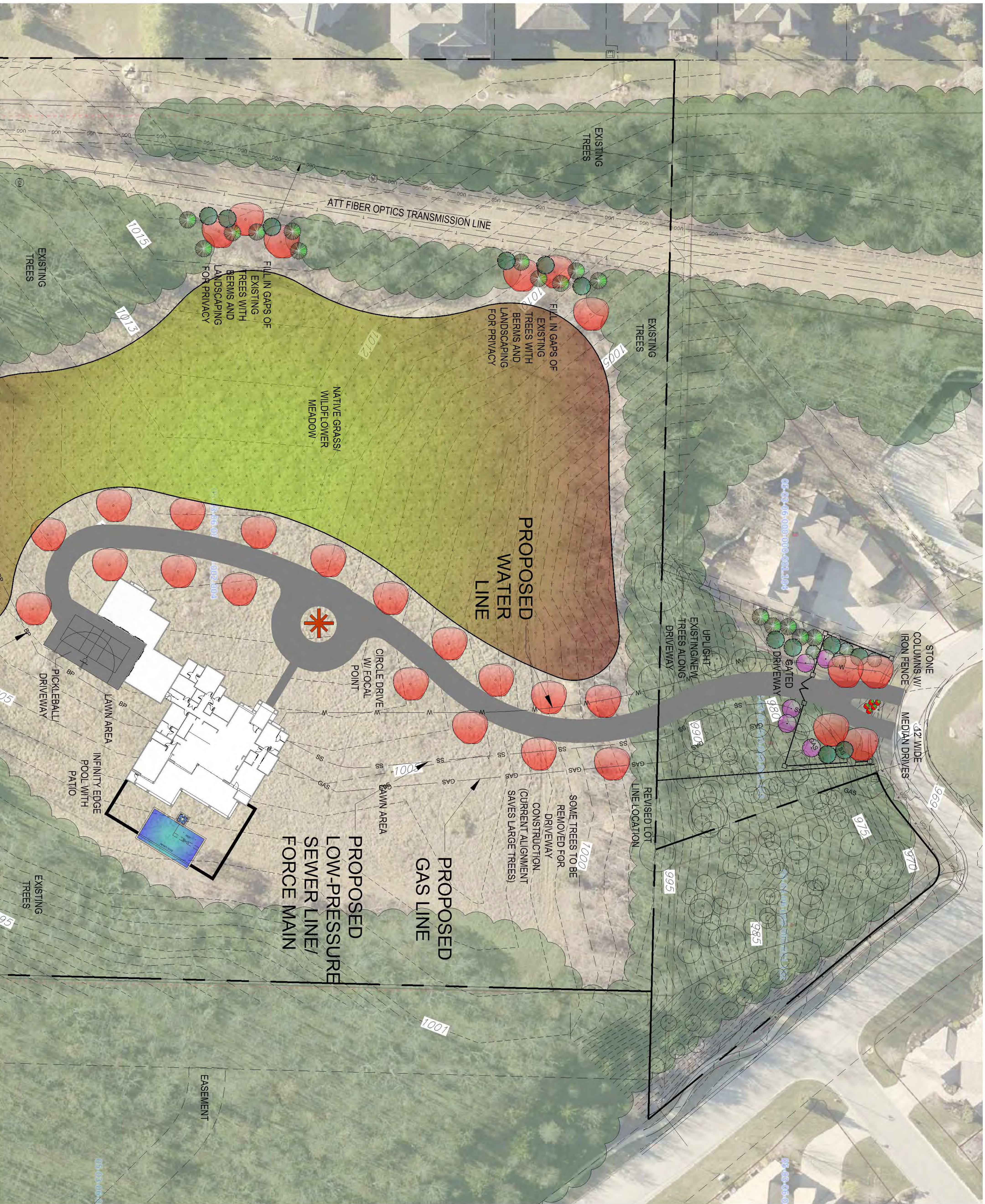
EXHIBITS

- Exhibit 1 - Location Map
- Exhibit 2 - Site Plan
- Exhibit 3 - Minor Plat
- Exhibit 4 - Land Use Master Plan
- Exhibit 5 - Zoning Map
- Exhibit 6 - Resolution

EXHIBIT 1 - LOCATION MAP



EXHIBIT 2 - SITE PLAN



1 SITE PLAN

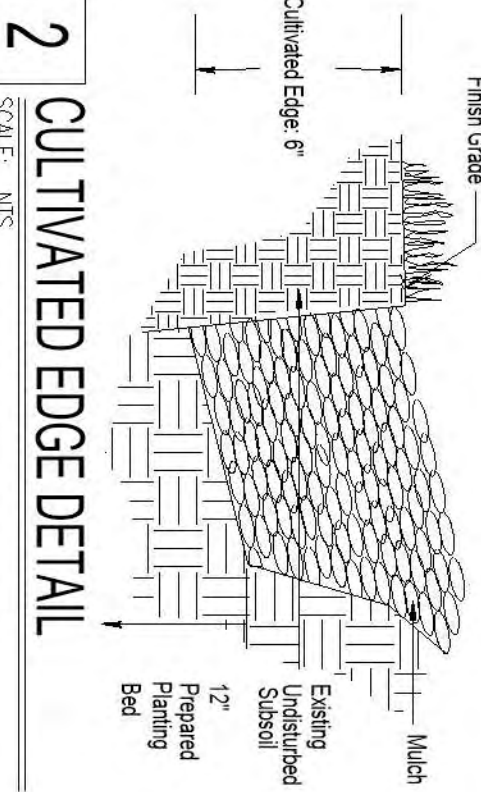
SCALE 1"=30'-0"

Planting Notes

- Location of all existing utilities needs to done before commencing work.
 - The planting plan graphically illustrates overall plant massing. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - All plants shall be a minimum of 3' from paving edge.
 - All plants shall be a minimum of 3' from existing trees.
 - All plants shall be a minimum of 2' from paved edge.
 - All plants shall be a minimum of 2' from adjacent driveway.
 - None of the plants shall be placed within the sewer easement.
 - None of the plants shall be placed within the gas easement.
 - None of the plants shall be placed within the power easement.
 - None of the plants shall be placed within the force main easement.
 - All plants shall be a minimum of 2' from paved edge.
 - None of the plants shall be placed within the sewer easement.
 - None of the plants shall be placed within the gas easement.
 - None of the plants shall be placed within the power easement.
 - None of the plants shall be placed within the force main easement.
- Materials:
- All plants shall be healthy, vigorous, and free of disease and insects.
 - Staked plants shall be healthy, vigorous, and free of disease and insects.
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Wildflower/Native Grass Seed Mix



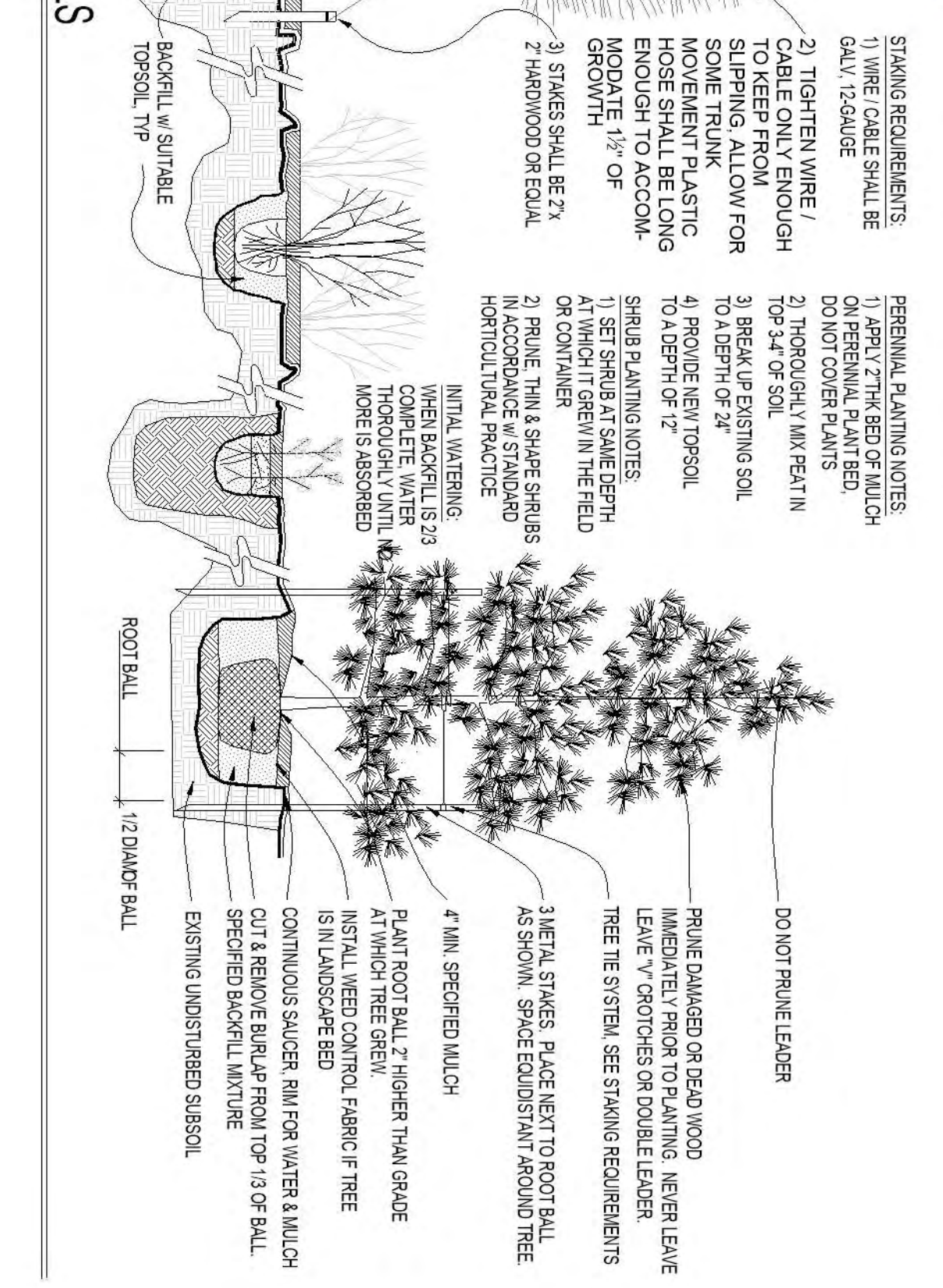
2 CULTIVATED EDGE DETAIL



Landscape Schedule

Quantity	Species/Item	Material	Manufacturer	Remarks
0	Boxwood	Boxwood	Boxwood	...
0	Yucca	Yucca	Yucca	...
0	Spider Plant	Spider Plant	Spider Plant	...
0	Philodendron	Philodendron	Philodendron	...
0	Peace Lily	Peace Lily	Peace Lily	...
0	Snake Plant	Snake Plant	Snake Plant	...
0	Spider Plant	Spider Plant	Spider Plant	...
0	Philodendron	Philodendron	Philodendron	...
0	Peace Lily	Peace Lily	Peace Lily	...
0	Snake Plant	Snake Plant	Snake Plant	...
0	Spider Plant	Spider Plant	Spider Plant	...
0	Philodendron	Philodendron	Philodendron	...
0	Peace Lily	Peace Lily	Peace Lily	...
0	Snake Plant	Snake Plant	Snake Plant	...

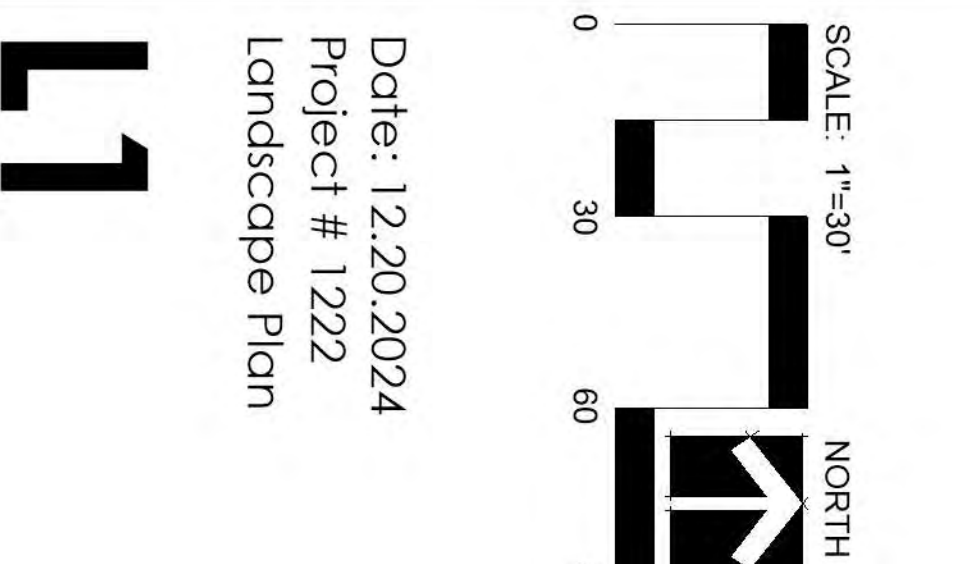
3 PLANTING INSTALLATION DETAILS



MEIJER LANDSCAPE ARCHITECTURE
 15245 Meikail Ave
 Overland Park, KS 66223
 913.787.2817



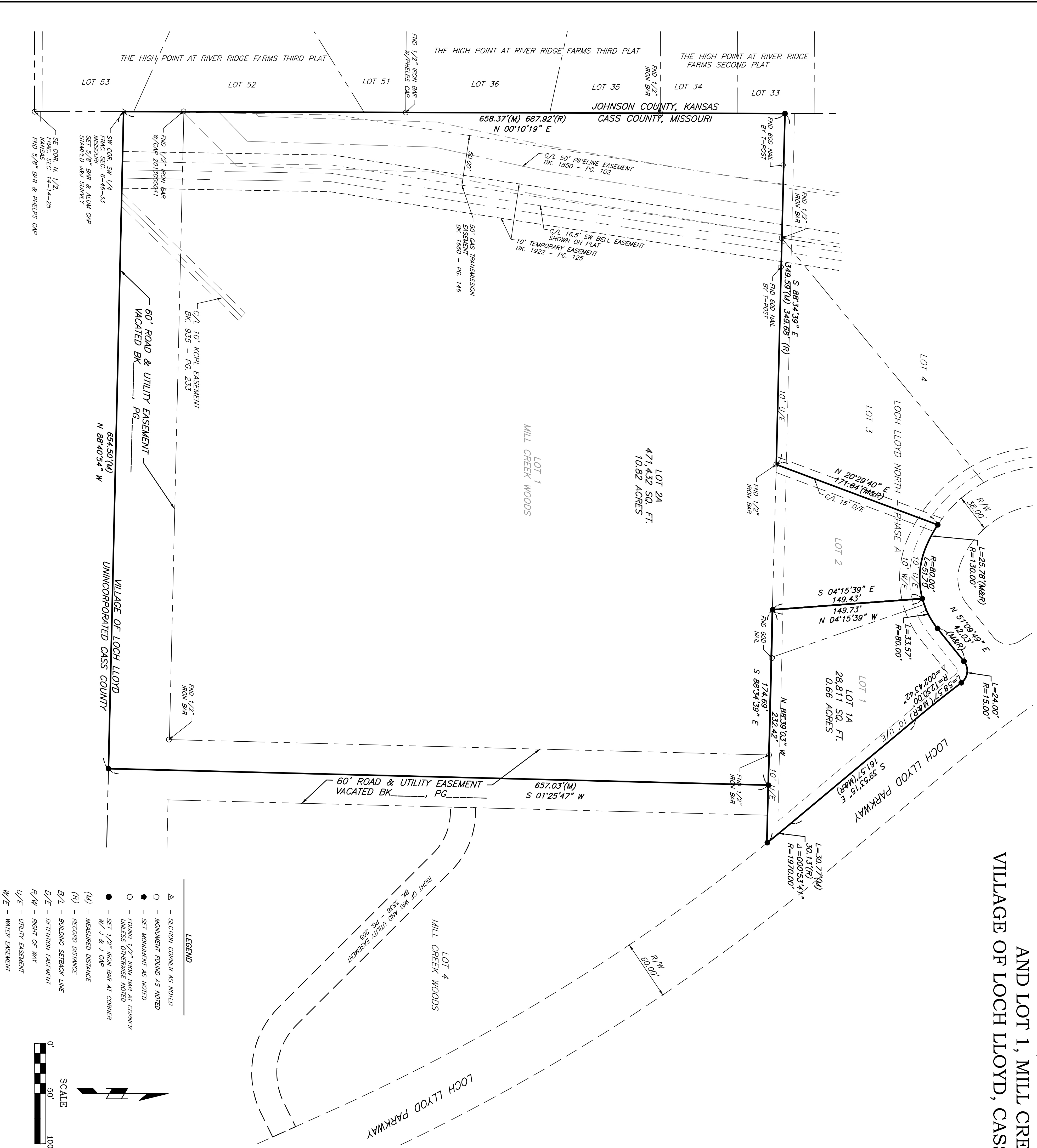
Brett and Nicole Glass
 PROJECT
 Brett and Nicole Glass
 Site Plan



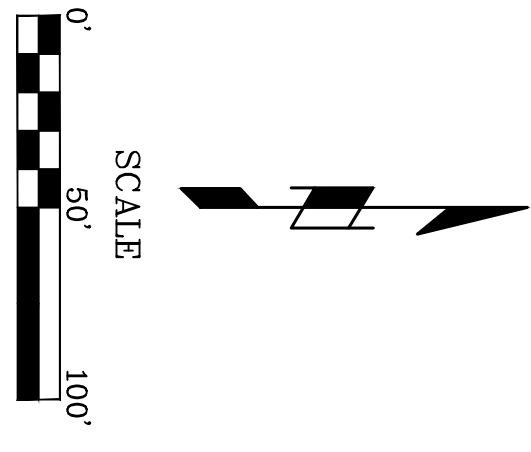
Date: 12.20.2024
 Project # 1222
 Landscape Plan

EXHIBIT 3 - MINOR PLAT

LOCH LLOYD NORTH - PHASE A REPLAT OF LOTS 1 & 2, LOCH LLOYD NORTH - PHASE A AND LOT 1, MILL CREEK WOODS VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI



- LEGEND**
- △ - SECTION CORNER AS NOTED
 - - MONUMENT FOUND AS NOTED
 - - SET MONUMENT AS NOTED
 - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
 - (M) - MEASURED DISTANCE
 - (R) - RECORD DISTANCE
 - B/L - BUILDING SETBACK LINE
 - D/E - DETENTION EASEMENT
 - R/W - RIGHT OF WAY
 - U/E - UTILITY EASEMENT
 - W/E - WATER EASEMENT



CLIENT:
Geill & Roy Homes
Ryan Roy
email: ryan@ceclandroyhomes.com

PROPERTY ADDRESS:
16426 W Loch Lloyd Parkway
Belton, Missouri 64012

PROPERTY DESCRIPTION:
All of Lots 1 and 2, LOCH LLOYD NORTH - PHASE A, a subdivision of land in Cass County, Missouri;
AND
All of Lot 1 and adjoining vacated right-of-ways, MILL CREEK WOODS, a subdivision of land in Cass County, Missouri.

GENERAL SURVEY NOTES:

- 1.) The plat of LOCH LLOYD NORTH - PHASE A, is recorded in Plat Book 21 of Page 60 in the Recorder of Deeds Office in Cass County, Missouri.
- 2.) The plat of MILL CREEK WOODS, is recorded in Plat Book 11 of Page 23 in the Recorder of Deeds Office in Cass County, Missouri.
- 3.) Deed of record, is recorded in Book 5117 of Page 34 in the Recorder of Deeds Office in Cass County, Missouri.
- 4.) Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.
- 5.) The subject property is located in Zone 4, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 290370003F, effective January 2, 2013.

IN TESTIMONY WHEREOF:
BG ORANGE COUNTRY LLC, a Florida limited liability company, has caused these presents to be executed this _____ day of _____, 20____.

STATE OF _____)
) ss
COUNTY OF _____)

Be it remembered that on this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, came _____, to me personally known who being by me duly sworn, acknowledged said instrument to be the free act and deed of this property. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal in my office this day and year last above written.

Notary Public
My Commission Expires : _____

APPROVALS:
Approved by the Village of Loch Lloyd, Cass County, Missouri, this _____ day of _____, 20____.

Anthony Larfala
Clerk
Rondal L. Schultz
Village Chair

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 5th day of December, 2024 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

Location: S:\24.470 - 16426 W Loch Lloyd Pkwy\DRAWINGS\2024.12.17 - FINAL PLAT\24.470-FPLAT.dwg-Dec 20, 2024-1:17pm

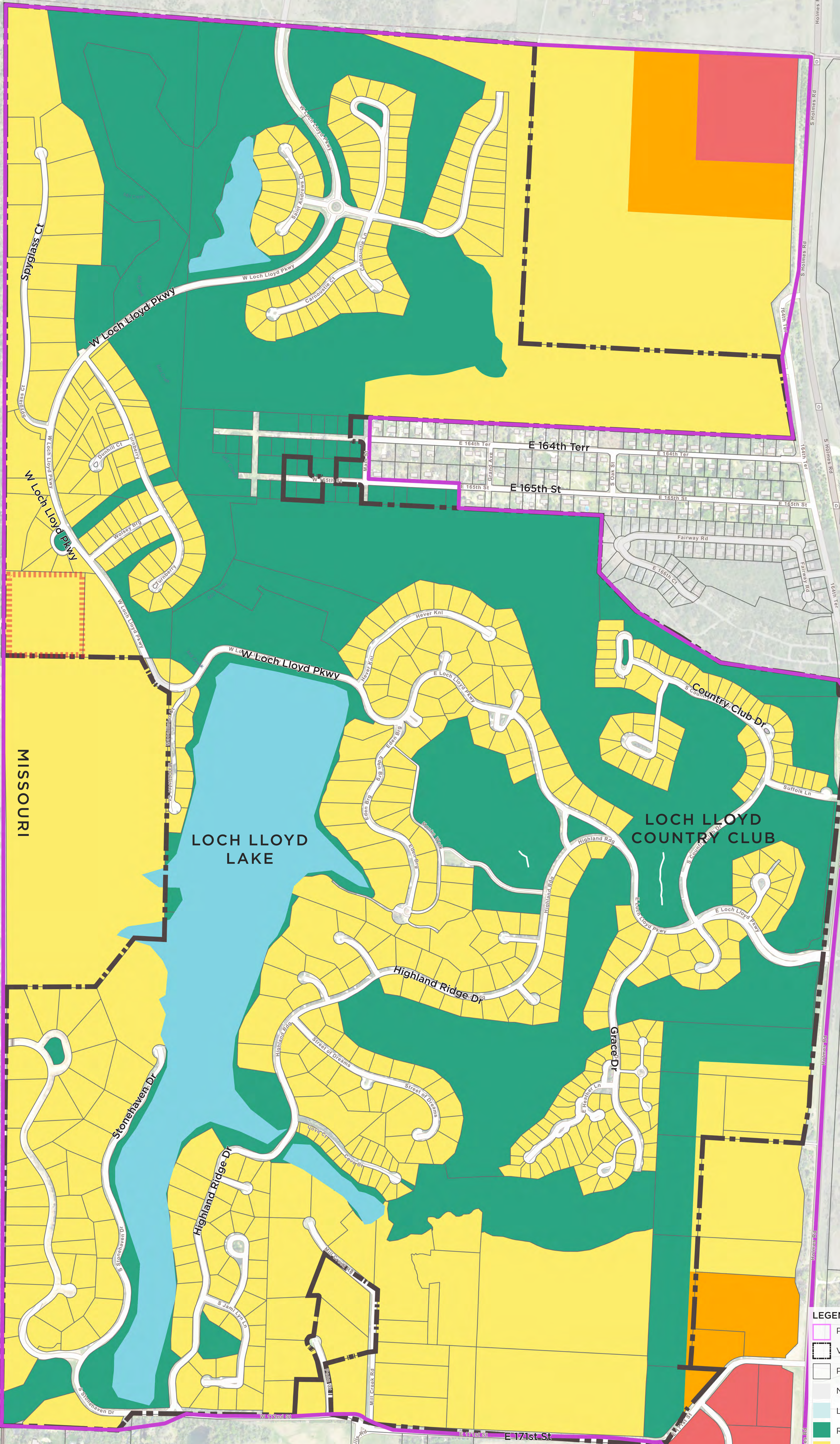
1	INITIAL SUBMITTAL	12-20-24
SHEET 1 OF 1		

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



LEGEND

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



EXHIBIT 6

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 THE VACATION OF AN EXISTING 60-FOOT-WIDE ROAD AND UTILITY EASEMENT WITHIN THE VILLAGE OF LOCH LLOYD, MISSOURI.

WHEREAS, the Village of Loch Lloyd, Missouri (the "Village") has received an application for rezoning of land and the vacation of an existing road and utility easement within the Village; 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 and vacation and drafted a staff report to the Planning and Zoning Commission that is dated February 12, 2025; and,

WHEREAS, the proposed rezoning 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 and vacation of an existing easement.

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 is consistent with the Village's adopted Land Use Master Plan map and policies, and the easement areas requested to be vacated are not needed to provide access and services to any of the adjoining properties nor are they needed to accommodate future development within the Village.

SECTION 2. The rezoning and easement vacation as detailed in the staff report to the Commission dated February 12, 2025, is recommended for approval by the Village Board of Trustees, subject to the following conditions of approval:

1. The applicant shall obtain approval from the Village and record with the County a minor plat merging this 8.75-acre parcel, Lot 1 of Mill Creek Woods, with a portion of Lot 2 of Loch Lloyd North – Phase A.
2. 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 27th DAY OF JUNE 2024.**

Chuck Etherington
Chairperson

ATTEST:

Anthony Lafata
Village Clerk