

ORDINANCE NO: 2025-02-19-2

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.