

**ORDINANCE NO: 2025-02-19-1**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE VILLAGE OF LOCH LLOYD, MISSOURI, APPROVING 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 from the property owner, BG Orange Court, LLC, requesting that Lot 1 of Mill Creek Woods, an official plat within the Village of Loch Lloyd, an 8.75-acre parcel locally known as 16426 W. Loch Lloyd Parkway, be rezoned from Recreational and Open Space District (ROS) to Single Family Residential District (R-1) to accommodate the platting and development of one single family home (see Attachment A for legal description of rezoning); and,

**WHEREAS**, the applicant and property owner has further requested the vacation of an existing 60-foot-wide road and utility easement located along the south 60 feet of Lot 1, Mill Creek Woods, an official plat within the Village of Loch Lloyd, and the vacation of an existing 60-foot-wide road and utility easement centered along the east line of said Lot 1, Mill Creek Woods (see Attachment B for legal description of vacation); 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 easement vacation.

**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.

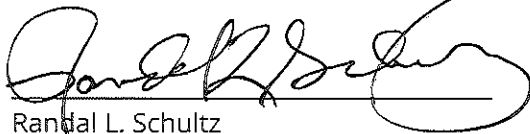
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LOCH LLOYD, MISSOURI AS FOLLOWS:**

- 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, 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 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 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.
3. The property owner shall be responsible to analyze and appropriately size the future home's water services line and/or install a water booster pump as may be necessary to ensure adequate water pressure based on the current water pressure that is being provided at the existing water service tap.

**PASSED AND APPROVED BY THE BOARD OF TRUSTESS 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**

Lot 1, Mill Creek Woods, a subdivision of land in Cass County, Missouri.

**ATTACHMENT B**

**LEGAL DESCRIPTION OF EASEMENT VACATION**

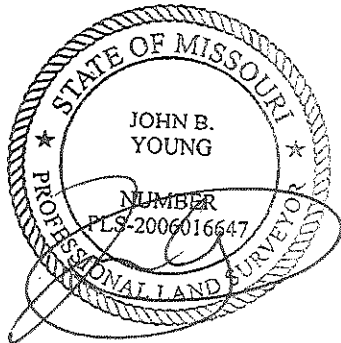
**RIGHT-OF-WAY VACATION DESCRIPTION**

**(Adjoining the East side of Lot 1, Mill Creek Woods)**

A part of the 60.00 feet wide Road and Utility Easement in Mill Creek Woods, a subdivision in Cass County, Missouri, being more particularly described as follows, surveyed and described on December 19, 2024, by John B. Young, PLS-2006016647:

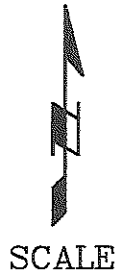
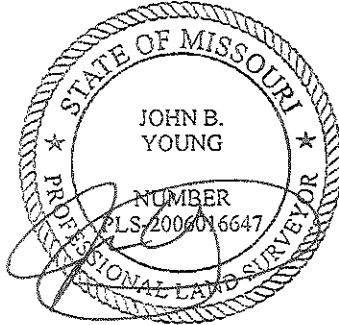
Commencing at the Southwest Corner of the Southwest Quarter of Fractional Section 6, Township 46 North, Range 33 West, also being the Southwest corner of said Mill Creek Woods; thence South  $88^{\circ}40'54''$  East along the South line of said Southwest Quarter and the South line of said Mill Creek Woods, 684.05 feet to the West line of Lot 4 of said Mill Creek Woods projected South; thence North  $01^{\circ}28'10''$  East, 60.00 feet to the Southwest corner of said Lot 4 and the Point of Beginning; thence North  $88^{\circ}40'54''$  West, 60.00 feet to the Southeast corner of Lot 1 of said Mill Creek Woods; thence North  $01^{\circ}28'10''$  East along the East line of said Lot 1, 597.08 feet to the Northeast corner of said Lot 1; thence South  $88^{\circ}34'39''$  East, 60.00 feet to the Northwest corner of said Lot 4; thence South  $01^{\circ}28'10''$  West along the West line of said Lot 4, 596.98 feet to the Point of Beginning.

Containing 35,822 square feet, more or less.



LOT 1  
LOCH LLOYD NORTH - PHASE A

S 88°34'39" E  
60.00'



0' 100' 200'

LOT 1  
MILL CREEK WOODS

N 01°28'10" E  
597.08'

LOT 4  
MILL CREEK WOODS  
S 01°28'10" W  
596.98'

POINT OF BEGINNING  
SW COR. LOT 4

N 88°40'54" W  
60.00'

N 01°28'10" E  
60.00'

VILLAGE OF LOCH LLOYD  
UNINCORPORATED CASS COUNTY

POINT OF COMMENCEMENT  
SW COR. SW 1/4  
FRAC. SEC. 6-46-33

S 88°40'54" E  
684.05'

Location: S:\24.470 - 16426 W Loch Lloyd Pkwy\DRAWINGS\2024.12.17 - FINAL PLAT\2024.12.17 VACATION EXHIBITS\24.470 VACATION NORTH.dwg-De



J & J  
SURVEY  
LLC

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VACATION EXHIBIT

MILL CREEK WOODS  
VILLAGE OF LOCH LLOYD  
CASS COUNTY, MISSOURI

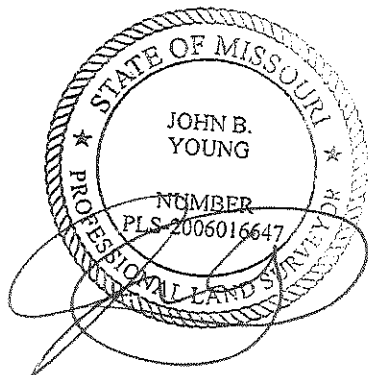
## RIGHT-OF-WAY VACATION DESCRIPTION

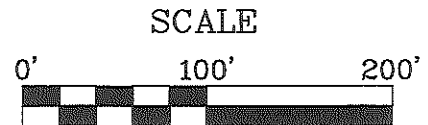
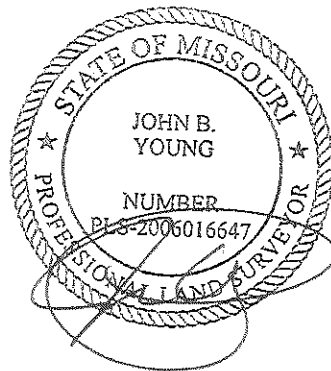
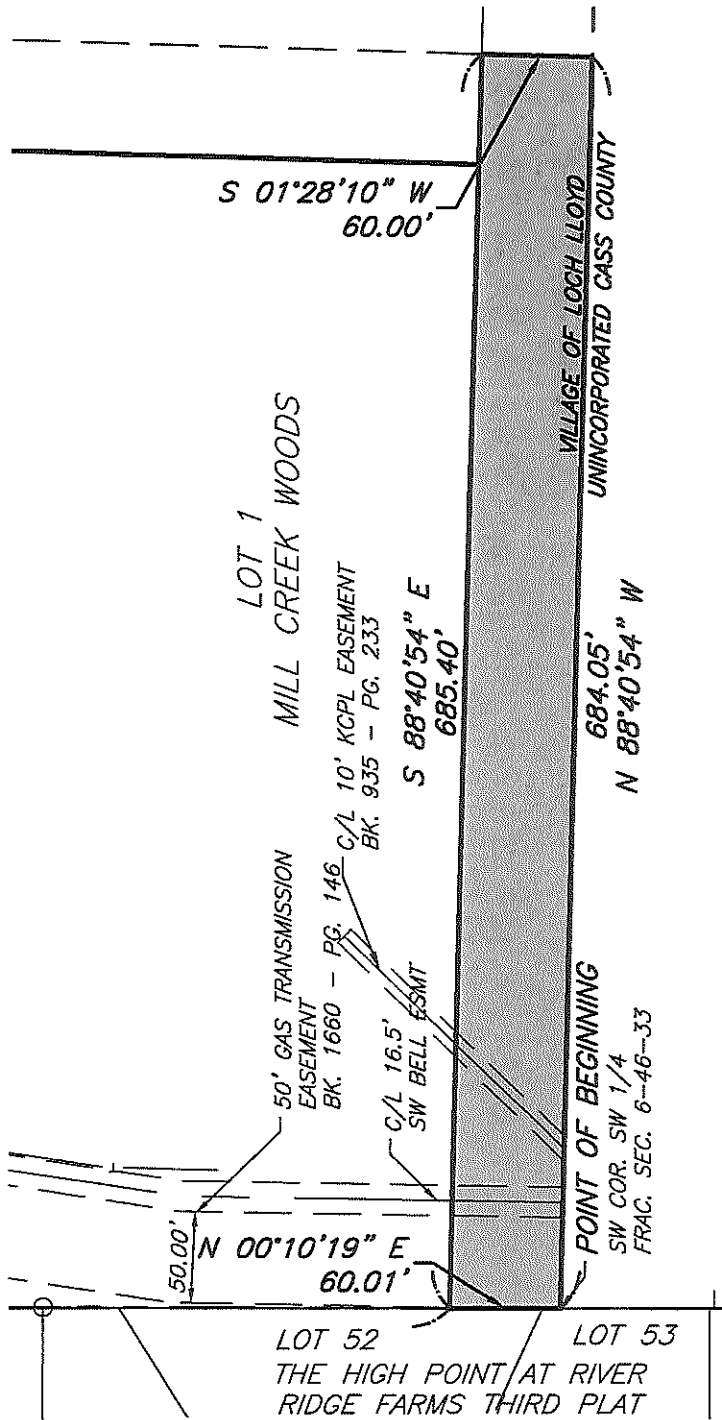
(Adjoining the South side of Lot 1, Mill Creek Woods)

A part of the 60.00 feet wide Road and Utility Easement in Mill Creek Woods, a subdivision in Cass County, Missouri, being more particularly described as follows, surveyed and described on December 19, 2024, by John B. Young, PLS-2006016647:

Beginning at the Southwest Corner of the Southwest Quarter of Fractional Section 6, Township 46 North, Range 33 West, also being the Southwest corner of said Mill Creek Woods; thence North  $00^{\circ}10'19''$  East along the West line of said Southwest Quarter and the West line of said Mill Creek Woods, 60.01 feet to the Southwest corner of Lot 1 of said Mill Creek Woods; thence South  $88^{\circ}40'54''$  East along the South line of said Lot 1, 685.40 feet to the Southwest corner of Lot 4 of said Mill Creek Woods; thence South  $01^{\circ}28'10''$  West along the prolongation of the West line of said Lot 4, 60.00 feet to the South line of said Southwest Quarter and the south line of said Mill Creek Woods; thence North  $88^{\circ}40'54''$  West along said South lines, 684.05 feet to the Point of Beginning.

Containing 41,084 square feet, more or less.





Location: S:\24.470 - 16426 W Loch Lloyd Pkwy\DRAWINGS\2024.12.17 - FINAL PLAT\2024.12.17 VACATION EXHIBITS\24.470 VACATION SOUTH.dwg-De



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**VACATION EXHIBIT**

MILL CREEK WOODS  
VILLAGE OF LOCH LLOYD  
CASS COUNTY, MISSOURI