



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
September 24, 2025 Meeting
Agenda Item: 4a. Neighbors Property Rezoning

BACKGROUND

Michael and Melissa Neighbors, owners of the 11.18 acre property within the Village of Loch Lloyd that is generally located west of Homes Road, approximately 575 feet south of the intersection of E. Loch Lloyd Parkway and Homes Road, have submitted an application requesting this property be rezoned to the Single Family Residential District (R-1) to accommodate future development of single family residential lots (see Exhibit 1 – Location Map). The property is located within the Village boundaries. The current zoning map shows a portion of this property within a “300 ft wide buffer” with the remaining land undesignated with no zoning identified (see Exhibit 2 – Zoning Map). There are no records available explaining the reasons this property was not included on past zoning maps.

Copies of the rezoning application materials are available on the Village’s website: www.villageoflochloyd-mo.org

Land Use Master Plan

The Village’s adopted Land Use Master Plan identifies the west 300 feet of this property as Recreation + Open Space and the remainder as Single-Family Detached residential (see Exhibit 3 – Land Use Master Plan). The Recreation + Open Space area was based on the Zoning Map in place at the time the Land Use Master Plan was adopted. The Land Use Master Plan includes a policy recommendation that, *“All existing single-family residential lots that are adjacent to an existing area designated or zoned Recreational Open Space (ROS), should continue to have at least one side (front, side, or rear yard) that is adjacent to a designated open space such as a lake, golf course, or recreational space. The width of the open space area should be maximized to the greatest extent practical, with a strong preference for a minimum of 150 feet measured from lot line to adjoining residential lot line at the nearest point.”*

For reference, the Village’s Land Use Master Plan provides the following policies that should be considered when reviewing a rezoning request:

- 1. Approval of any rezoning request within the Village of Loch Lloyd shall be contingent upon, among other things, (a) the determination by the Planning and Zoning Commission and the Village Board of Trustees that the proposed rezoning is substantially consistent with the then-existing Master Plan and the Land Use Policies, or (b) the amendment of the Master Plan and the Land Use Policies to the extent necessary to permit the requested rezoning, subject to review by the Planning and Zoning Commission and the Village Trustees that the requested rezoning adequately addresses the issues identified in policies #2 and #3, and following applicable notice, meeting and other legal requirements.*
- 2. All existing single-family residential lots that are adjacent to an existing area designated or zoned Recreational Open Space (ROS), should continue to have at least one side (front, side, or rear yard) that is adjacent to a designated open space such as a lake, golf course, or recreational space. The*



width of the open space area should be maximized to the greatest extent practical, with a strong preference for a minimum of 150 feet measured from lot line to adjoining residential lot line at the nearest point. The open space area should be designed with landscaping and berming, and the proposed adjoining residential dwellings designed and limited in height all to reduce the visual impact on the existing residential.

3. *Prior to the approval of any rezoning or change to the adopted Future Land Use Master Plan, the following must be addressed:*
 - a. *Impacts on the character of existing adjoining residential areas.*
 - b. *Development densities, lot sizes, building setbacks, and site and building design standards, especially in consideration of adjoining residential areas.*
 - c. *Appropriate buffering and land use transitions between differing land uses.*
 - d. *Buffering and visual screening of existing residential properties.*
 - e. *Stormwater drainage and impacts on downstream properties.*
 - f. *Water volume capacity and water quality impacts on Loch Lloyd Lake.*
 - g. *Water service and impacts on water pressure.*
 - h. *Sanitary sewer service and capacity.*
 - i. *Vehicular circulation, traffic volumes, noise and light pollution, and physical impacts on existing streets.*
 - j. *Impacts on existing recreational facilities.*
 - k. *Proximity to existing or planned recreational facilities.*
 - l. *Pedestrian circulation.*
 - m. *Preservation of open space, natural features, wildlife, and topographic landforms.*
 - n. *Consideration of relevant HOA rules.*
 - o. *Mitigation of impacts to residents and Village infrastructure during construction.*

Concept Plan for Future Development

The applicant has provided a concept plan for the future platting and development of the property into 25 single family residential lots, 1 tract for stormwater detention, and 1 tract for private open space (see Exhibit 4 – Concept Plan). The proposed lots follow the building setback and lot size standards for the R-1 zoning district. The R-1 zoning district standards are:

- Front yard building setback: 35 ft
- Rear yard building setback: 30 ft
- Side yard building setback: 15 ft
- Minimum lot size: 10,000 sq ft (0.23 acres)
- Maximum building height: 2½ stories and 35 ft
- Minimum floor area: 2,100 sq ft for 1-story homes and 2,400 sq ft for 2-story homes

The applicant further proposes that these lots would join the Loch Lloyd Homes Association (SHOA) and follow the SHOA's design standards. Any inclusion of this property into the SHOA will require approval by the SHOA.

This concept plan proposes the entire property be rezoned to R-1, including the west 300 feet of this property that is currently shown on the Land Use Master Plan as Recreation + Open Space. The plan does not identify any open space area or buffer from the existing residential lots to the west.



This concept plan shows a street connection to the adjoining Sechrest property to the north that does not exist. In order to make such a street connection, the property owner will need to obtain permission from the Sechrest property owner and the SHOA – which owns and controls the private streets within this portion of the Village. Additionally, any proposed development and subdivision of land will require the review and approval by the Village Planning and Zoning Commission and the Board of Trustees. If such approvals are not obtained, any future subdivision will need to identify and utilize the property's current legal street access. At this time, the applicant is only requesting approval of the rezoning of this property.

Future Infrastructure Improvements

The applicant has indicated that the specific details and design for sanitary sewer, water, and stormwater management will be provided as part of any future platting and development. The concept plan identifies a stormwater detention basin at the southwest corner of the property. As part of the recent Sechrest Preliminary Plat, utility easements have been reserved to grant the Neighbors property access to the sanitary sewer and water service mains planned for Beverly Court. In addition to receiving Village approval, any connections to those water and sewer lines will need to be reviewed and approved by the Northwest Cass County Water Resource District (NWCCWRD) prior to approval of any future platting and development.

Future Approval Process

Should the requested rezoning be approved, the applicant must still submit a Preliminary Plat application along with plat maps and construction plans, 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. This application includes a stormwater management plan, grading plan, and engineered plans for all new roads, sewers, and watermains. Prior to the sale of any lots and issuance of any building permits, a Final Plat application must be submitted for review and approval by the Planning and Zoning Commission and Board of Trustees. A final plat application can be submitted for all, or a portion, of the lots being developed in the case of a multi-phase plat.

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 September 3, 2025. Notice of this hearing was sent by regular mail to all property owners of record within 185 feet of this property (See Exhibit 5 – Mailing List).



RECOMMENDATION

With the exception of the west 300 feet of the property, the proposed rezoning is consistent with the Village's adopted Land Use Master Plan map. It would be appropriate to establish zoning on this property in consideration that details regarding street access, infrastructure, and incorporation into a homeowner's association can be resolved prior to approval of any platting and development.

Conditions of Approval

Based upon the above review, the author of this report recommends the Planning and Zoning Commission pass a resolution recommending approval of the proposed rezoning subject to the following conditions:

1. The applicant agreeing to provide a landscaped buffer of no less than 100 feet in depth along the western edge of the property as part of any future platting and development of the property.
2. The applicant agreeing that this rezoning does not approve in any way the proposed concept plan including the layout, number of single family lots, and street access, and that any future platting and development is contingent on meeting the standards of the Village and obtaining the necessary review and approval of a preliminary and final plat, construction plans, street access, buffering, utility improvements, and the other requirements and standards of the Village and the Northwest Cass County Water Resource District.
3. The applicant shall pay all application fees and costs incurred by the Village for the processing and review of this application.

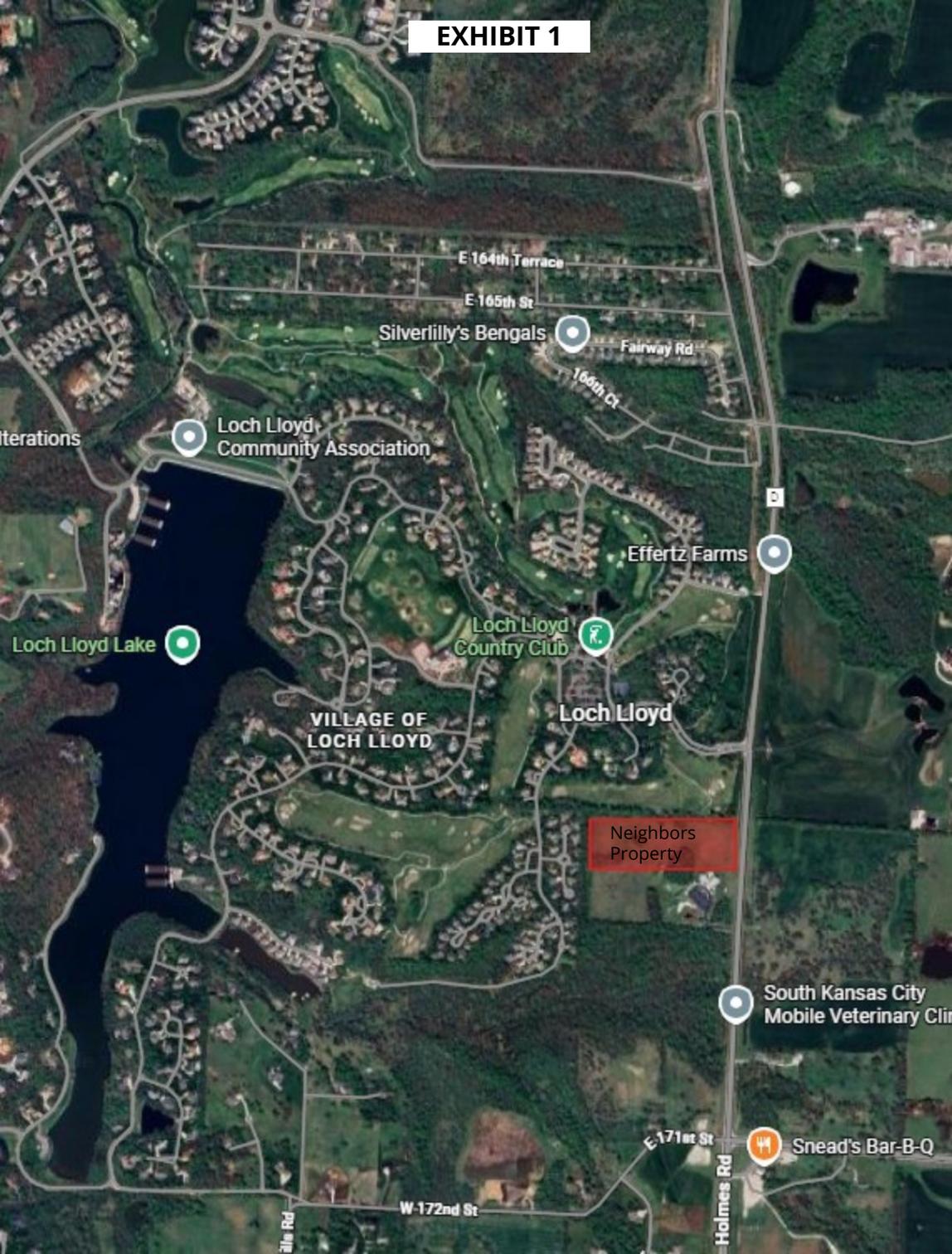
Attached as Exhibit 6 is a resolution for the Commission's use.

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

EXHIBITS

- Exhibit 1 – Location Map
- Exhibit 2 – Zoning Map
- Exhibit 3 – Land Use Master Plan
- Exhibit 4 – Concept Plan
- Exhibit 5 – Mailing List
- Exhibit 6 – Resolution

EXHIBIT 1



Silverlilly's Bengals

Loch Lloyd
Community Association

Effertz Farms

Loch Lloyd
Country Club

VILLAGE OF
LOCH LLOYD

Loch Lloyd

Neighbors
Property

South Kansas City
Mobile Veterinary Clinic

Snead's Bar-B-Q

E 164th Terrace

E 105th St

Fairway Rd

166th Ct

Iterations

Loch Lloyd Lake

E 171st St

W 172nd St

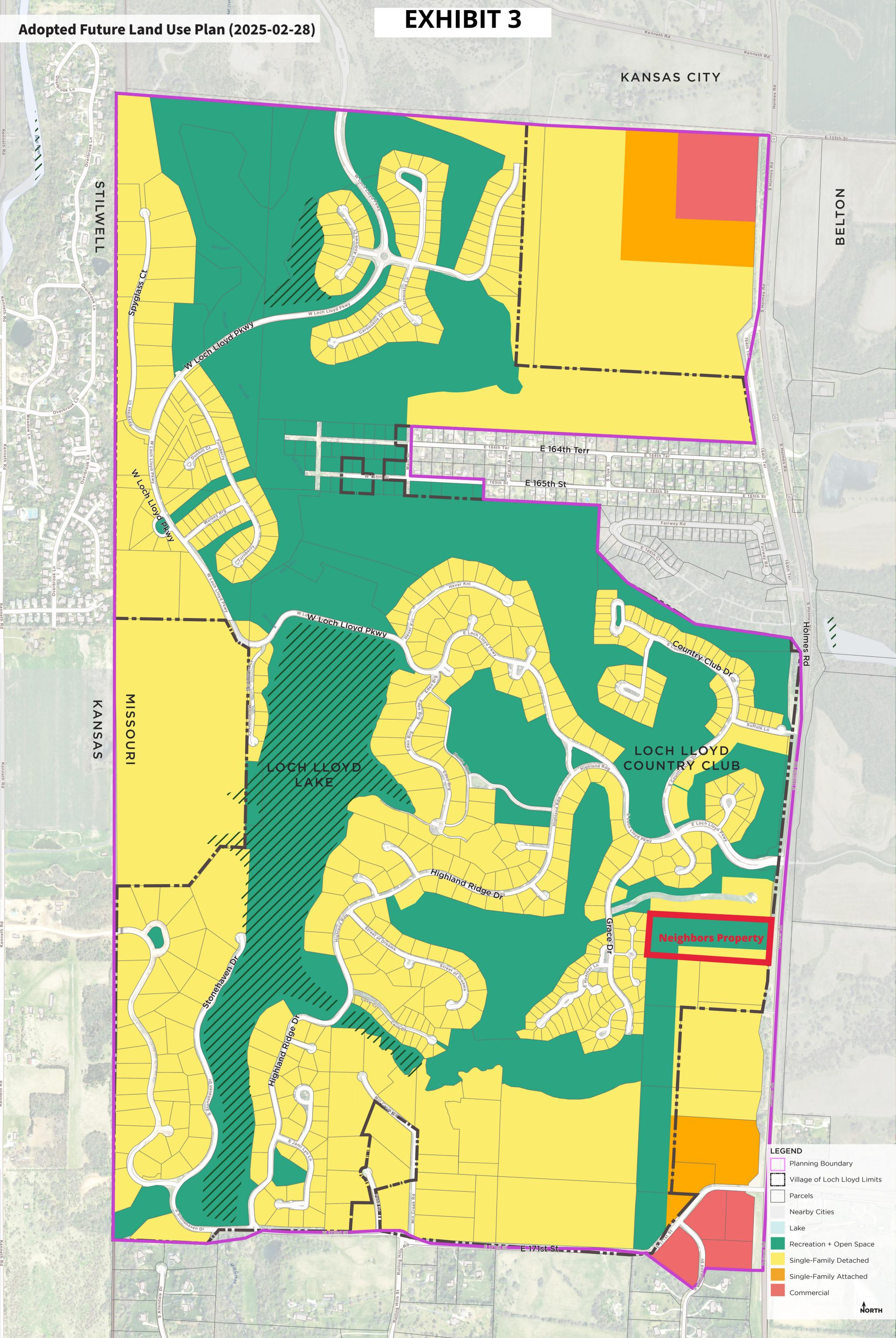
Alle Rd

Holmes Rd

LEGEND

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





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



EXHIBIT 5

PROPERTY OWNER MAILING LIST (185 FEET FROM THE BOUNDARY OF THE NEIGHBORS PROPERTY)

PROPERTY PIN	OWNER NAME	HOUSE NUMBER	STREET	CITY	STATE	ZIP CODE	CONTACT NAME	MAILING ADDRESS	MAILING CITY	MAILING STATE	MAILING ZIP CODE
05030800000005001	BUCKNER, ROBBIN D & LINDA D		S STATE ROUTE D	LOCH LLOYD	MO	64012-0000		703 LAKESHORE PL	RAYMORE	MO	64083-9072
050308000015008000	AZAN, ANDREW & ELIZABETH TR	16921	MEADOW LN	LOCH LLOYD	MO	64012-4115		16921 MEADOW LN	LOCH LLOYD	MO	64012-4115
05030800000001040	S9-REDEV LLC		COUNTRY CLUB DR	LOCH LLOYD	MO	64012-0000		11150 OVERBROOK RD STE 210	LEAWOOD	KS	66211
050308000015005000	BUERGE, KATHRYN S TR	16897	MEADOW LN	LOCH LLOYD	MO	64012-4112		16897 MEADOW LN	LOCH LLOYD	MO	64012-4112
050308000015001000	FITZPATRICK, KEVIN J & PATRICIA HERSMA	16910	MEADOW LN	LOCH LLOYD	MO	64012-0000		16910 MEADOW LN	LOCH LLOYD	MO	64012
050308000015002000	SUTTON, JAMES D & KATIE R	16900	MEADOW LN	LOCH LLOYD	MO	64012-4115		16900 MEADOW LN	LOCH LLOYD	MO	64012-4115
050308000015009000	PIERSON, DAVID S	16931	MEADOW LN	LOCH LLOYD	MO	64012-0000		16931 MEADOW LN	LOCH LLOYD	MO	64012
050308000015003000	EUGSTER, WERNER R & CAROL M TR	16890	MEADOW LN	LOCH LLOYD	MO	64012-4112		16890 MEADOW LN	LOCH LLOYD	MO	64012-4112
050308000015004000	ELDER, VAN TRUST	16895	MEADOW LN	LOCH LLOYD	MO	64012-0000		16895 MEADOW LN	LOCH LLOYD	MO	64012
050308000015006000	MARTIN, KYLE E & ADELL A	16901	MEADOW LN	LOCH LLOYD	MO	64012-0000		16901 MEADOW LN	LOCH LLOYD	MO	64012
050308000015007000	STORM, MARJORIE B	16911	MEADOW LN	LOCH LLOYD	MO	64012-0000		16911 MEADOW LN	LOCH LLOYD	MO	64012
050308000015014000	POPE, PHILIP W & CAROLYN	16920	MEADOW LN	LOCH LLOYD	MO	64012-0000		16920 MEADOW LN	LOCH LLOYD	MO	64012
050308000000001098	LOCH LLOYD HOMES ASSOCIATION	16950	HIGHLAND RIDGE	LOCH LLOYD	MO	64012-0000	% SENTRY MANAGEMENT INC	16745 S COUNTRY CLUB DR	LOCH LOYD	MO	64012-4125
050308000000005000	DIOCESE OF WEST MISSOURI	16808	S STATE ROUTE D	LOCH LLOYD	MO	64012-0000	% SLAGLE, BERNARD & GORMAN	4600 MADISON AVE	KANSAS CITY	MO	64112
050308000000004000	NEIGHBORS, J MICHAEL & MELISSA A		S STATE ROUTE D	LOCH LLOYD	MO	64012-0000		PO BOX 480811	KANSAS CITY	MO	64148-0811

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 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 legally described as provided in Attachment A, attached hereto; 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 drafted a staff report to the Planning and Zoning Commission that is dated September 24, 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 September 24, 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.

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.

SECTION 2. The rezoning as detailed in the staff report to the Commission dated September 24, 2025, is recommended for approval by the Village Board of Trustees, subject to the following conditions of approval:

1. The applicant agreeing to provide a landscaped buffer of no less than 100 feet in depth along the western edge of the property as part of any future platting and development of the property.
2. The applicant agreeing that this rezoning does not approve in any way the proposed concept plan including the layout, number of single family lots, and street access, and that any future platting and development is contingent on meeting the standards of the Village and obtaining the necessary review and approval of a preliminary and final plat, construction plans, street access, buffering, utility improvements, and the other requirements and standards of the Village and the Northwest Cass County Water Resource District.

3. 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 24th DAY OF SEPTEMBER 2025.

Cory Smith
Chairperson

ATTEST:

Anthony Lafata
Village Clerk

ATTACHMENT A

The North 411.60 feet of the NE 1/4 of the SE 1/4 of Section 8, Township 46 North, Range 33 West, Village of Loch Lloyd, Cass County, Missouri. 11.18 acres.