



**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
SEPTEMBER 10, 2025 MEETING
AGENDA ITEM: 7A. SECHREST AT LOCH LLOYD PRELIMINARY PLAT**

BACKGROUND

The applicant, S9-Redev, LLC, owner and developer of the former Sechrest golf course property, comprising of approximately 75-acres within the Village of Loch Lloyd, and represented by Dale Brouk with Loch Lloyd Residential Real Estate, has submitted an application requesting approval of a Preliminary Plat to subdivide approximately 18.3 acres into 44 single-family residential lots. (see Exhibit 1 – Location Map).

This property was rezoned on February 28, 2025, subject to the following conditions:

- 1. Prior to the approval of any plats and the start of any construction, the applicant shall enter into a Development Agreement, as presented, with the Village of Loch Lloyd which among other requirements includes (1.) identify phasing and timing of the development, (2.) provide financial surety to guarantee the graded areas are restored and the proposed trail improvements, landscaping, and berming is constructed and installed in a timely manner, and (3.) provide a guarantee the remaining areas of the Sechrest are maintained to an appropriate level including regular mowing and irrigation of lawn areas, control of weeds, and maintenance of the trees and sidewalks. A copy of the Development Agreement is attached hereto, incorporated herein and made a condition of any rezoning of the properties included in the application.*
- 2. Prior to the start of any construction or issuance of any building permits, the applicant shall submit the required Preliminary Plat and Final Plat applications, plat maps, stormwater management plan, erosion control plan, grading plan, construction plans, confirmation of all necessary access easements for the new driveways and the new street to the existing roadways, and other documentation as required and obtain approvals for the same from the Village Board of Trustees following review by the Village Planning and Zoning Commission.*
- 3. The applicant and developer shall agree to monitor the streets being used for construction access and agree to remove any soil or debris deposited on the streets and repair any damage to the streets as a result of construction activity.*

Preliminary Plat Application

In accordance with the requirements of the Village of Loch Lloyd's Unified Development Ordinance (UDO) and the conditions of approval for the rezoning of this property, the applicant has included the following items as part of their Preliminary Plat application:

- Completed and signed application.
- Application fee.
- Posted notice signs (posted August 26, 2025).
- Preliminary Plat maps and exhibits.



- Stormwater Management Report and Storm Water Pollution Prevention Plan (SWPPP) including responses from Missouri Department of Natural Resources.
- Construction plan for grading, streets, trails, sidewalks, street lights, storm sewers, erosion control, watermains, and sanitary sewers.
- Crosswalk locations.
- Landscape plans.
- Recreational / Center Cut area improvement plans.
- Private street easement, on and off-site utility easements, and utility easements to permit the adjoining Neighbors property to access sanitary sewer and water service (subject to approval by the Northwest Cass County Water Resource District).
- Confirmation of service by the Mount Pleasant Fire Protection District and Cass County Sheriff.
- Confirmation of agreement with the Bluebird Committee regarding the relocation of the bluebird houses.
- Traffic review by GBA.
- Agreement with the Loch Lloyd Homeowners Association (SHOA) regarding construction traffic and street repair, transfer of Beverly Court, and other items material to the SHOA.
- Construction access and a development timeline.
- A copy of Development Agreement between the Sechrest developer/property owner and the Village of Loch Lloyd was included for reference.

Copies of the application materials are available on the Village's website: www.villageoflochlloyd-mo.org

Additional Application Items

1. **Agreement with the Northwest Cass County Water Resource District (NWCCWRD) regarding water and sanitary sewer service.** The applicant is in the process of finalizing an agreement with the NWCCWRD. A recommended condition of approval regarding this agreement has been added to this staff report for consideration by the Planning and Zoning Commission.
2. **Center Cut and Greenspace Maintenance Agreement with the Village of Loch Lloyd.** An agreement to cover the proposed recreation and other improvements to the Sechrest and Center Cut area and its on-going maintenance has been drafted but not finalized at the time of publishing this report. It will require approval by the Board of Trustees. If it is finalized before the Planning and Zoning Commission meeting, it will be provided to the Commissioners and published on the Village website. This agreement, along with the proposed Preliminary Plat, is scheduled to be reviewed by the Board at their meeting on September 16, 2025. A recommended condition of approval regarding this agreement has been added to this staff report for consideration by the Planning and Zoning Commission.
3. **Sechrest Improvements and Recreational Amenities Surety.** Provisions for this required surety have been included as part of the above-mentioned maintenance agreement. It is anticipated that the applicant will be addressing this requirement by providing a letter of credit



or other financial surety in an amount necessary to complete the developer's rehabilitation, and improvement obligations under the Development Agreement. The maintenance agreement also provides the Village contractual protections regarding the developer's on-going maintenance obligations. A recommended condition of approval regarding this surety has been added to this staff report for consideration by the Planning and Zoning Commission.

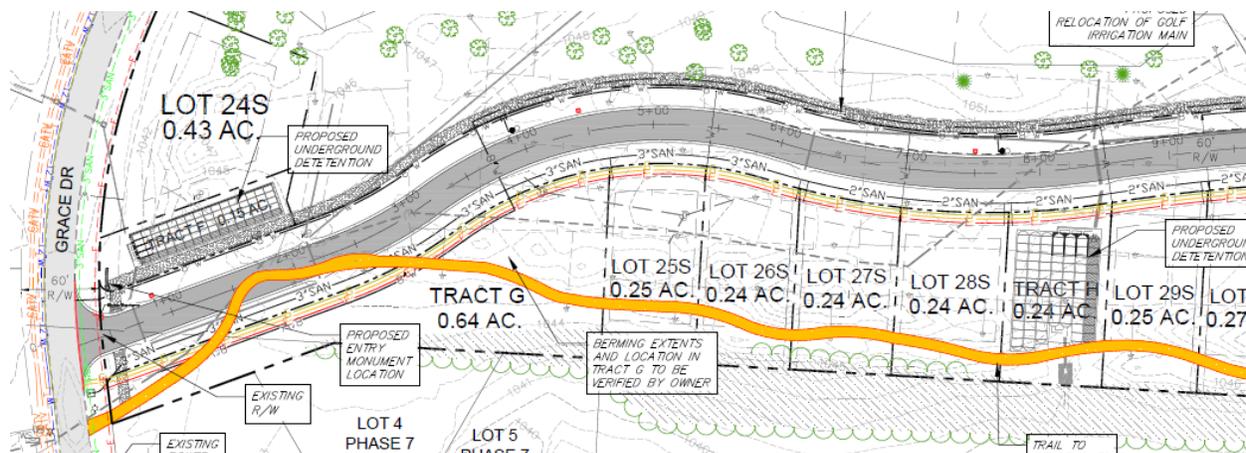
Subdivision Process

Approval of a Preliminary Plat and related construction plans allow the applicant to proceed with grading and construction of the proposed infrastructure improvements including streets, trails, sidewalks, streetlights, watermain, sanitary sewers, storm sewers, and stormwater detention facilities. Prior to the sale of any lots, the issuance of any building permits, and the commencement of any residential construction, 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. The applicant has provided a timeline for the anticipated construction schedule.

Review Comments

The Preliminary Plat application has been reviewed for conformance with the requirements of the Village of Loch Lloyd's Unified Development Ordinance (UDO) and the conditions of approval for the rezoning of this property. All required application items have been provided except for the three items as noted on the previous page as being in process and substantially complete.

Preliminary Plat Layout and Setbacks. The plat conforms with the proposed layout, building setbacks, and minimum lot sizes approved as part of its rezoning. The 44 lots within this plat are proposed to be included within the SHOA and will follow the Association's building and site design standards. The new street shown in plat area 4 is further proposed to be dedicated to the SHOA as a private, association owned street. Plat area 4 was reduced by one single-family lot from what was proposed at the rezoning (21 lots vs 22 lots) in order to accommodate an area for stormwater detention - identified as Tract H (see image below from Preliminary Plat - Area 4 Sheet C104).

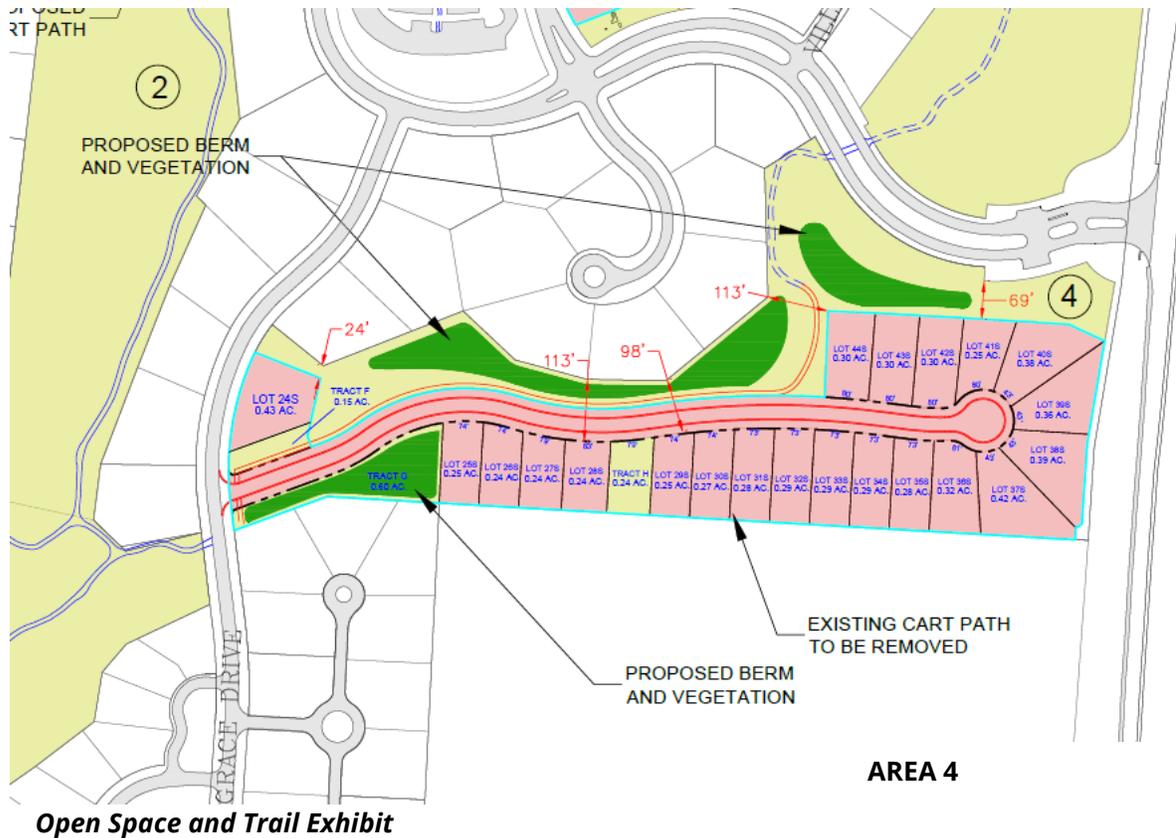


Preliminary Plat - Area 4 Sheet C104



Landscaping and Buffering.

The applicant has provided details regarding the landscaping and berming proposed within certain open space areas to provide buffering for the existing residential properties. This plan is consistent with what was shown during the rezoning of the Sechrest property (see image below from Open Space and Trail Exhibit).



Traffic and Pedestrian Crossings.

The Village's engineer, George Butler Associates, Inc. (GBA), has completed an analysis of the anticipated construction traffic and the impacts of the single-family lots for the proposed Sechrest subdivision. To address concerns with construction traffic, the applicant has provided details regarding construction traffic routing and the maintenance and repair of the private streets during construction and has further executed an agreement with the SHOA regarding these items. In the opinion of GBA, the anticipated increase in vehicular and pedestrian traffic will be below an amount that necessitates further study. GBA did, however, recommend that the applicant consider additional signage and crosswalk markings for improved safety. The applicant has identified locations for crosswalks at three trail crossings. They have indicated they are working with the SHOA on the specific details regarding the marking and signing of these crosswalks.

Infrastructure Plans.

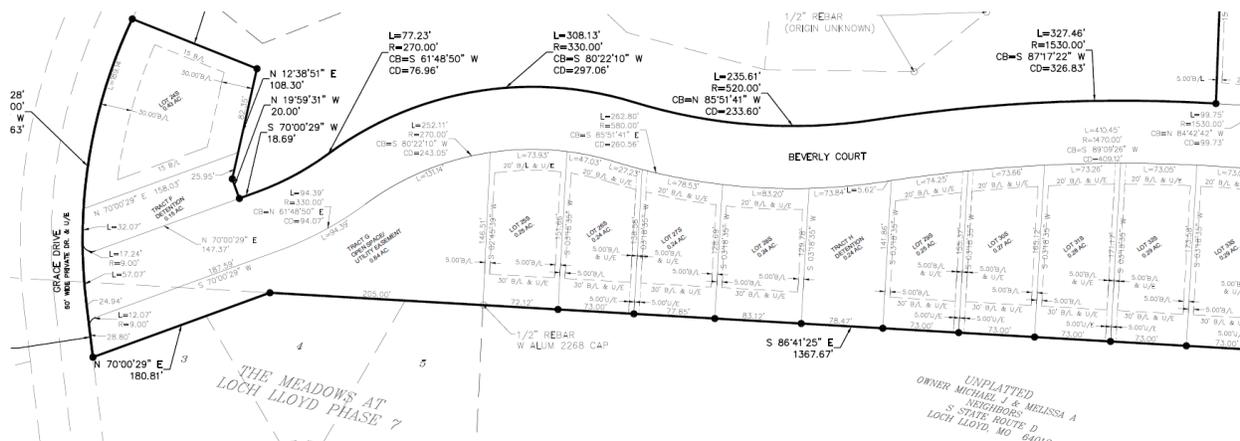
The infrastructure construction plans for the streets, trails, sidewalks, streetlights, watermain, sanitary sewers, storm sewers, stormwater detention facilities, grading and erosion control measures,



and the stormwater management plans have been reviewed by the Village's engineer, GBA, for compliance with Village regulations. GBA has reviewed such plans and had no objections, recommendations, or corrective comments regarding these plans. The agreement with the Northwest Cass County Water Resource District regarding water and sanitary sewer service will need to be executed prior to start of construction.

Sanitary Sewer and Watermain Easements.

The applicant has provided utility easements within plat area 4 to allow the adjoining Neighbors property to access sanitary sewer and water service. Track G can also provide access to sanitary sewer and water service. It should be noted that any future development on the Neighbors property to access the sanitary sewer and watermains within the Sechrest plat will require prior review and approval by the Northwest Cass County Water Resource District, the Planning and Zoning Commission, and the Village Trustees (see image below from Preliminary Plat - Area 4).



Preliminary Plat - Area 4

Recreation Improvements and Maintenance of the Center Cut Area. The applicant has provided details related to the restoration and maintenance of all undeveloped areas of the Sechrest properties and planned recreational improvements for the Center Cut area, including renovation, rehabilitation and improvement of the landscaping, restroom facilities and walking trail, and the installation of a play field area. Pursuant to an agreement between the applicant and the SHOA, certain undeveloped areas of the Sechrest property (excluding the Center Cut) are proposed to be conveyed to the SHOA. As noted above, an agreement regarding the proposed recreation and other improvements to the Sechrest and Center Cut area and its on-going maintenance has been drafted and is proposed to be reviewed by the Village Board of Trustees at their meeting on September 16, 2025.

RECOMMENDATION

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 Preliminary Plat subject to the following conditions.



1. The approval of the Preliminary Plat is contingent on the applicant executing an agreement with the Northwest Cass County Water Resource District and receiving their approval to construct the water and sanitary sewer infrastructure as proposed. No grading and no construction of any site improvements or infrastructure can occur until this agreement is executed and approval from the Northwest Cass County Water Resource District is secured.
2. The approval of the Preliminary Plat is contingent on the applicant executing an agreement with the Village of Loch Lloyd regarding maintenance of the Center Cut and Greenspace areas. No grading and no construction of any site improvements or infrastructure can occur until this agreement is approved and executed.
3. The approval of the Preliminary Plat is contingent on the applicant providing surety to the Village of Loch Lloyd for the Sechrest Improvements and Recreational Amenities. No grading and no construction of any site improvements or infrastructure can occur until this surety has been provide to the Village.
4. The approval of the Preliminary Plat is contingent on the applicant paying any outstanding application review and processing fees incurred.

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

EXHIBITS

- Exhibit 1 – Location Map
- Exhibit 2 – Resolution
- Copies of the application materials are available on the Village’s website:
www.villageoflochlloyd-mo.org

EXHIBIT 2

RESOLUTION NO: _____

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
OF THE VILLAGE OF LOCH LLOYD, MISSOURI, RECOMMENDING APPROVAL OF THE
SECHREST AT LOCH LLOYD PRELIMINARY PLAT**

WHEREAS, the Village of Loch Lloyd, Missouri (the "Village") has received an application for approval of a Preliminary Plat and infrastructure construction plans for the Sechrest at Loch Lloyd for the platting and development of 44 single family residential lots; and,

WHEREAS, the planning consultant and the engineering consultant hired on behalf of the Village of Loch Lloyd, having expertise in matters related to the platting and development of land, has reviewed the proposed Preliminary Plat and construction plans and drafted a staff report to the Planning and Zoning Commission that is dated September 10, 2025; and,

WHEREAS, the proposed Preliminary Plat has been reviewed and found in conformance with the standards and conditions of its rezoning that was approved by the Village Board of Trustees on February 28, 2025, Ordinance Number 2025-02-28-1; and,

WHEREAS, on September 10, 2025, the Commission, under authority granted to it by the Missouri Revised Statutes, voted to recommend approval of the proposed 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 Preliminary Plat, as detailed in the staff report and application to the Commission dated September 10, 2025, is recommended for approval by the Village Board of Trustees, subject to the following conditions of approval:

1. The approval of the Preliminary Plat is contingent on the applicant executing an agreement with the Northwest Cass County Water Resource District and receiving their approval to construct the water and sanitary sewer infrastructure as proposed. No grading and no construction of any site improvements or infrastructure can occur until this agreement is executed and approval from the Northwest Cass County Water Resource District is secured.
2. The approval of the Preliminary Plat is contingent on the applicant executing an agreement with the Village of Loch Lloyd regarding maintenance of the Center Cut and Greenspace areas. No grading and no construction of any site improvements or infrastructure can occur until this agreement is approved and executed.

3. The approval of the Preliminary Plat is contingent on the applicant providing surety to the Village of Loch Lloyd for the Sechrest Improvements and Recreational Amenities. No grading and no construction of any site improvements or infrastructure can occur until this surety has been provide to the Village.
4. The approval of the Preliminary Plat is contingent on the applicant paying any outstanding application review and processing fees incurred.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, THIS 10th DAY OF SEPTEMBER 2025.

Cory Smith
Chairperson

ATTEST:

Anthony Lafata
Village Clerk