



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

December 10, 2025 Meeting

Agenda Item: 6a. East Ridge at Loch Lloyd – Third Plat (Argyle Drive Extension) Review and Approval of Final Plat / Final Development Plan

BACKGROUND

LL North, LLC, owner of 4.14 acre site, generally located at the north terminus of Argyle Drive within the Village of Loch Lloyd, and represented by Dale Brouk with Trident Real Estate, has submitted an application requesting approval of a final plat and final development plan to plat this property into 4 single-family residential lots. This property was rezoned from Recreational and Open Space District (ROS) to Planned Residential Development District (PRD) and a Preliminary Plat and Preliminary Development Plan was approved in February of 2025 (see Exhibit 1 – Location Map and Final Development Plan / Final Plat).

Final Plat and Final Development Plan

The Final Plat and Final Development Plan is consistent with the approved Preliminary Plat and Preliminary Development Plan that proposed to subdivide this parcel into 4 single-family residential lots. The lots range in size from 0.37 acres to 0.87 acres with an average lot size of 0.60 acres. The setbacks proposed are 20 ft front yard, 10 ft side yard, and 20 ft rear yard setbacks. The proposed minimum floor area for these homes are 2,100 sq. ft. for a 1-story house and 2,400 sq. ft. for a 2-story house with a minimum first floor area of 1,800 sq. ft. (see Exhibit 2 – Preliminary Plat/Preliminary Development Plan).

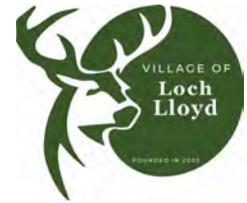
Plat Improvements

The applicant has constructed the streets, water and sanitary sewer lines, and stormwater improvements necessary to serve the proposed residential lots. The construction plans for these improvements, including the stormwater management plan, were reviewed by the Village's engineer, George Butler Associates, Inc. (GBA) and found in compliance with Village regulations.

The electrical service and bases for the streetlights are nearing completion with installation of the streetlights to occur when the fixtures are delivered. The landscaping for Tract BB is to be completed in March or April of 2026. The applicant is in the process of obtaining approval from the Northwest Cass County Water Resource District for their acceptance of the new water and sewer lines, and this approval and acceptance has been included as a condition of final approval. The new street will be dedicated to the NW Cass Community Improvement District (CID), consistent with the adjoining plats.

Land Use Master Plan

The Village's adopted Land Use Master Plan identifies this property as single-family residential and the Planned Residential Development District (PRD) zoning and the proposed plat is consistent with the Master Plan (see Exhibit 3 – Land Use Master Plan).



Meeting Notice

In accordance with the Unified Development Ordinance of the Village of Loch Lloyd, a sign providing notice of this Planning Commission meeting was posted on the property on November 24, 2025.

RECOMMENDATION

Findings

The proposed Final Plat and Final Development Plan is consistent with the previously approved Preliminary Plat and Preliminary Development Plan and conforms to the Planned Residential Development District (PRD) zoning of the property. The plan is also consistent with the Village's adopted Land Use Master Plan map and policies.

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 final plat and final development plan for East Ridge at Loch Lloyd – Third Plat, subject to the following conditions.

1. The applicant shall obtain approval and acceptance of the new water and sewer lines by the Northwest Cass County Water Resource District prior to the recordation of the final plat with Cass County.
2. The applicant shall submit stamped and signed copies of the Final Plat and plat documents to the Village of Loch Lloyd and record the plat with Cass County prior to issuance of any building permits for single-family structures.
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 4 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 – Zoning Map
- Exhibit 2 – Preliminary Development Plan / Preliminary Plat
- Exhibit 3 – Land Use Master Plan
- Exhibit 4 – Resolution

LEGEND

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



In testimony whereof, LL NORTH, LLC has caused these presents to be signed Dale Brouk, Co-Manager, this _____ day of _____, 2025

By Dale Brouk
Co-Manager

STATE OF _____ ss.
COUNTY OF _____

BE IT REMEMBERED that on the _____ day of _____, 2025, before me, the undersigned, a notary public in and for the County and State aforesaid, came Dale W. Brouk, to me personally known, who being by me duly sworn did say that he is the Co-Manager of LL NORTH, LLC and that said instrument was signed on behalf of said corporation and that Dale W. Brouk acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires: Notary Public

Chuck Ethrington - Chairperson Village of Loch Lloyd

Anthony Lafata - Village Clerk

SURVEYOR'S CERTIFICATE
I hereby certify that the above and proper description was prepared by me or under my direct supervision.

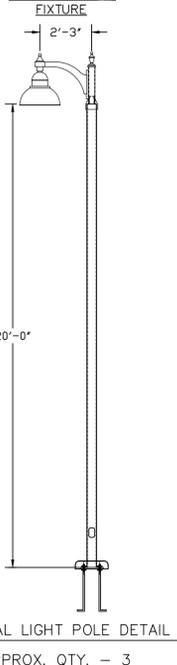


12-05-2025

Date

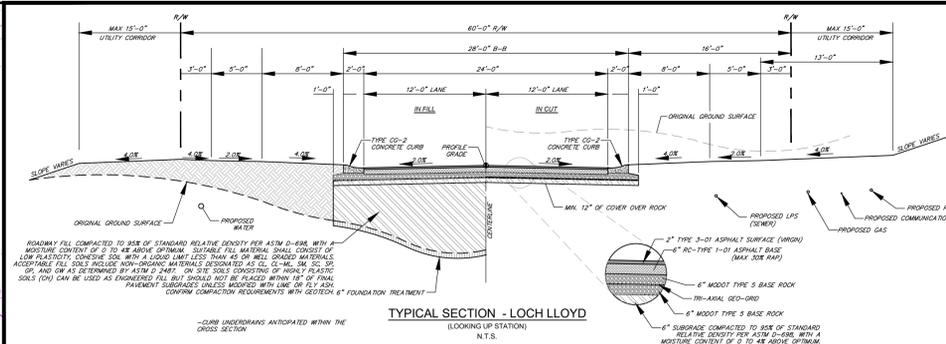
Edward K. Dannewitz
Professional Engineer
9000 State Line Road
Leawood, KS 66206

Missouri Corporate License No. LS-302



TYPICAL LIGHT POLE DETAIL
APPROX. QTY. - 3

EXHIBIT 1

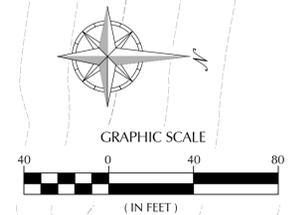


LEGAL DESCRIPTION

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°05'37" West, along the East line of said Northwest Quarter, a distance of 416.68 feet; thence North 87°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°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°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°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°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°13'57" West, along the Northerly line of said Tract A, a distance of 127.14 feet to the Northwest corner of said Lot 10; thence North 11°56'09" East, a distance of 156.00 feet; thence North 66°23'49" West, a distance of 362.38 feet; thence North 67°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°25'55" East, along said Easterly line, a distance of 158.45 feet; thence North 67°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°15'51" East, along said Northerly line, a distance of 202.34 feet; thence South 02°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.

GROSS PROJECT AREA	4.14 ACRES
GROSS SINGLE FAMILY RESIDENTIAL AREA	2.41 ACRES
GROSS RIGHT-OF-WAY AREA	0.69 ACRES
GROSS COMMON AREA TRACTS	1.03 ACRES
TOTAL NUMBER OF LOTS	4 UNITS
AVERAGE LOT SIZE = (2.41/4)	0.60 ACRES
GROSS ACRES PER LOT = (4.14/4)	1.04 ACRES
GROSS REC & OPEN SPACE RATIO = (1.03/4.14)	0.25
MAX BUILDING HEIGHT	35 FT
MIN 1ST FLOOR BUILDING SQ. FT.	2,100 FT ²
half stories min. 2400 ft ² with 1800 ft ² on main level	

DECEMBER 5, 2025
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION. SITE INFORMATION WAS OBTAINED FROM BEST AVAILABLE INFORMATION AND IS NOT GUARANTEED CORRECT. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOIL CONDITIONS, SURVEYS, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN SPACE AVAILABILITY FOR DEVELOPMENT, ETC., AND MAY INCREASE SITE DEVELOPMENT COSTS.



LEGEND

	Preserved Trees
	Existing Water Main
	Existing Gas Main
	Existing Sanitary Sewer Main (Low Pressure System)
	Existing Communications
	Existing Storm Sewer
	Existing Power
	Proposed Sanitary Sewer Main (Low Pressure System)
	Proposed K&P&L Power
	Proposed Water Main
	Proposed Gas Main
	Proposed Communications
	Proposed Storm Sewer
	Proposed Street Light
	Found as noted
	Set 1/2" x 24" rebar with cap CCEI 2013000041
U/E	Utility Easement
R/W	Right of Way
D/E	Drainage Easement
- - - - -	Phase Boundary
	Gravel Turnaround Removal
	Proposed Roadway

- PHASING**
- PUBLIC IMPROVEMENTS COMPLETED IN ONE PHASE
- LANDSCAPING**
- LANDSCAPING OF THE COMMON AREAS WILL BE SIMILAR TO WHAT EXISTS IN THE OTHER PARTS OF LOCH LLOYD AND THE LANDSCAPING OF THE HOMES WILL BE CONTROLLED BY THE DESIGN REVIEW GUIDELINES WHICH ADHERE TO THOSE ISSUED BY THE GOVERNING AUTHORITY.
- LIGHTING PLAN**
- THE FINAL LIGHTING STYLE WILL BE CHOSEN BY THE OWNERSHIP GROUP AND SPECIAL CONSIDERATION WILL BE GIVEN TO MAINTAINING SAFETY WHILE MINIMIZING LIGHT POLLUTION IN THE AREA
- LIGHT FIXTURES WILL BE CONSISTENT WITH THOSE IN LOCH LLOYD
- SIGNAGE PLAN**
- IF REQUIRED SIGNAGE WILL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
- PARKING**
- NO OFF-STREET PARKING
- MAINTENANCE**
- THE DEVELOPER WILL MAINTAIN THE COMMON AREAS UNTIL THE ROADS ARE HANDED OVER AT WHICH TIME THE SOUTH HOA WILL MAINTAIN THE COMMON AREAS.
- PRESENT ZONING**
RECREATIONAL OPEN SPACE - ROS

- GENERAL NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS.
 - ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER.
 - SOURCE OF WATER WILL BE FROM NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL CONSTRUCTION SHALL OCCUR BETWEEN THE HOURS OF 8 A.M. - 5 P.M. MONDAY THROUGH FRIDAY. NO CONSTRUCTION ON SATURDAY OR SUNDAY UNLESS AUTHORIZED.
 - ACCESS FOR IMPROVEMENTS INCLUDING MASS GRADING AND UTILITY INSTALLATION WILL BE PER CONSTRUCTION ACCESS PLAN. ENTRY OFF OF HOLMES.
 - ALL STAGING OF MATERIALS AND EQUIPMENT SHALL BE LOCATED WITHIN THE LIMITS OF THE PROJECT.
 - PERMITS WILL BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR SITE DISTURBANCE WHEN MORE THAN 1 ACRE OF LAND IS DISTURBED. THE SITE DISTURBANCE PERMIT WILL INCLUDE PREPARATION OF SITE DISTURBANCE PLANS AND A STORMWATER POLLUTION PREVENTION PLAN.
 - A PRE-CONSTRUCTION AND POST-CONSTRUCTION VIDEO OF EXISTING ROADWAYS ALONG THE CONSTRUCTION ACCESS ROUTE WILL BE COMPLETED TO IDENTIFY DAMAGE TO EXISTING INFRASTRUCTURE. THE DEVELOPER WILL REPAIR ANY PAVEMENTS AND CURB OR WALKWAYS AS A RESULT OF SUCH DAMAGE.
- PROPOSED ZONING**
PLANNED RESIDENTIAL DEVELOPMENT - PRD
- PRESENT OWNERSHIP**
LL NORTH, LLC
DALE BROUK - CO-MANAGER

FINAL UTILITY AND LOCATIONS ARE SUBJECT TO CHANGE PENDING UTILITY COMPANY FINAL DESIGN

LOT SETBACKS 1A - 4A	
FRONT	20'
REAR	20'
SIDE	VARIABLE REFER PLAN

APPROVAL OF THIS PLAN IS SUBJECT TO ENGINEERING APPROVAL AND EXISTING REGULATIONS OF THE VILLAGE OF LOCH LLOYD AND THE NORTHWEST CASS COUNTY WATER RESOURCE DISTRICT



ARGYLE EXTENSION AT LOCH LLOYD
FINAL DEVELOPMENT PLAN
VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI

DATE 12/5/2025
DRAWN BY JTS
CHECKED BY BHI

REVISIONS

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN ARGYLE EXTENSION
C101

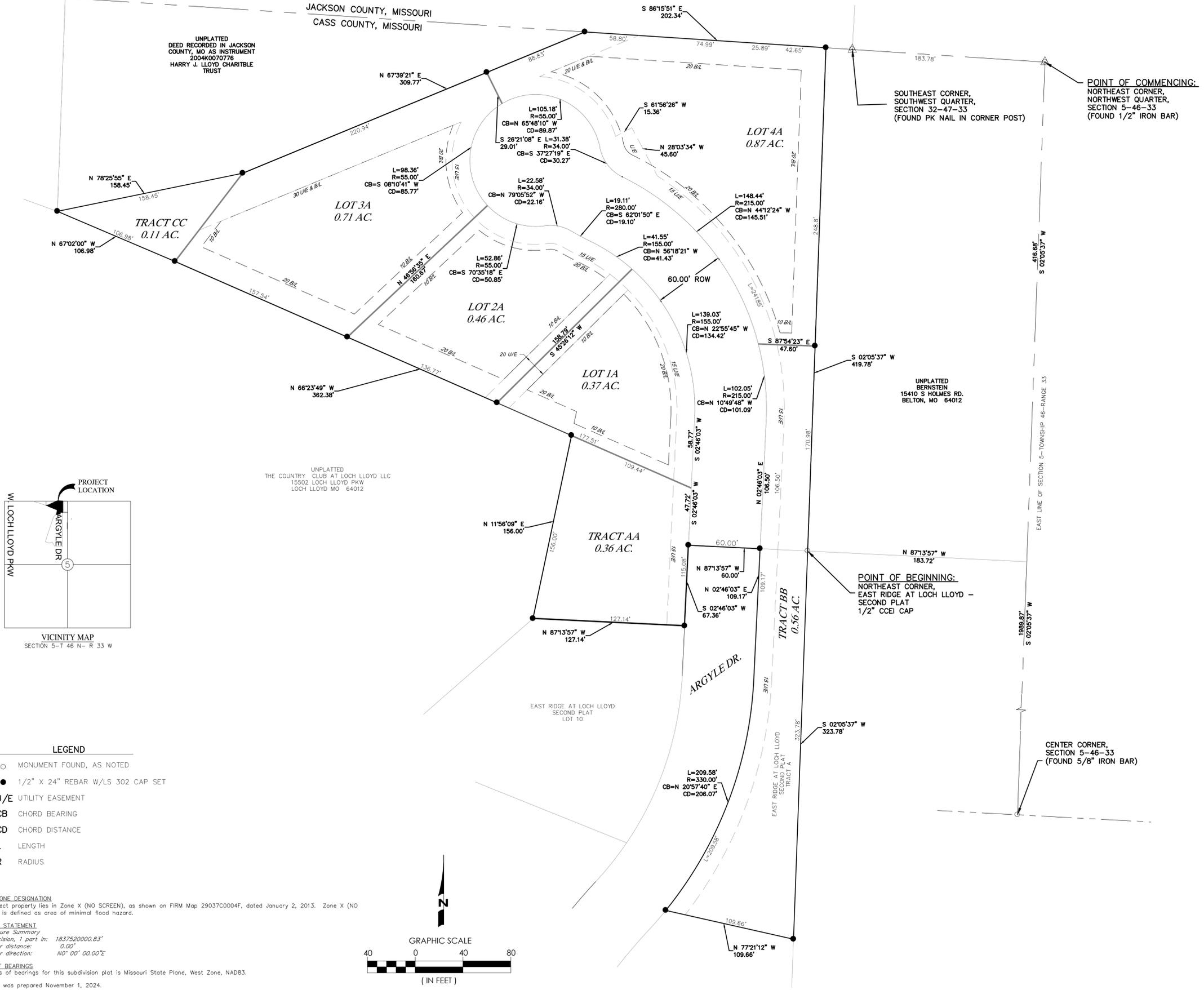
Dec 05, 2025 - 3:19pm - USER T33winder - P:\Loch Lloyd\Argyle Extension\Design\Planning



Know what's below. Call before you dig.

Final Plat of: EAST RIDGE AT LOCH LLOYD - THIRD PLAT A REPLAT OF TRACT A, EAST RIDGE AT LOCH LLOYD SECOND PLAT AND A TRACT OF LAND IN SECTION 5, TOWNSHIP 46 NORTH, RANGE 33 WEST VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI

EXHIBIT 1



PROPERTY DESCRIPTION

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°05'37" West, along the East line of said Northwest Quarter, a distance of 416.68 feet; thence North 87°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°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°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°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°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°13'57" West, a distance of 60.00 feet to the Westerly right-of-way line of said Argyle Drive; thence South 02°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°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°56'09" East, a distance of 156.00 feet; thence North 66°23'49" West, a distance of 362.38 feet; thence North 67°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°25'55" East, along said Easterly line, a distance of 158.45 feet; thence North 67°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°15'51" East, along said Northerly line, a distance of 202.34 feet; thence South 02°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.

This description was created under the direct supervision of Edward K. Dannewitz, LS 2664 with Continental Consulting Engineers, Inc on January 13th, 2025.

PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "EAST RIDGE AT LOCH LLOYD - THIRD PLAT".

Building Lines ("B/L") are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line.

An easement or license is hereby granted to the public utility corporations to locate, construct and maintain, or to authorize the location, construction and maintenance of conduits, storm pipes, water, gas and sewer pipes, poles wires and anchors and all or any of them upon, over and across those areas in this subdivision designated by the words "Utility Easement" or "U/E".

An easement or license is hereby granted to the Loch Lloyd Homes Association, Inc. as created and governed by the "Declaration of Covenants, Conditions and Restrictions for Loch Lloyd", to locate, construct and maintain pipes, inlets and other surface drainage facilities relative to storm water drainage upon, over and across those areas in this subdivision designated by the words "DE".

STREET DEDICATION

Streets shown hereon and not heretofore dedicated NW CASS CID as street right-of-way are hereby dedicated.

In testimony whereof, LL NORTH LLC, has caused these presents to be signed by, Dale Brouk, Co-Manager, this _____ day of _____, 2026

By Dale Brouk, Co-Manager

STATE OF _____)ss. COUNTY OF _____)

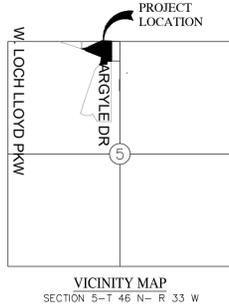
BE IT REMEMBERED that on the _____ day of _____, 2026, before me, the undersigned, a notary public in and for the County and State aforesaid, came Dale Brouk, Co-Manager, to me personally known, who being by me duly sworn did say that they are the Co-Manager of LL NORTH LLC, and that said instrument was signed on behalf of said LLC and that Dale Brouk acknowledged said instrument to be the free act and deed of said LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires: _____ Notary Public

Anthony Lafata, Village Clerk Chuck Ethrington, Chairperson - Board of Trustees

SURVEYOR'S CERTIFICATE I hereby certify that the plat of "East Ridge at Loch Lloyd-Third Plat" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Standards for Property Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.



UNPLATTED THE COUNTRY CLUB AT LOCH LLOYD LLC 15502 LOCH LLOYD PKW LOCH LLOYD MO 64012

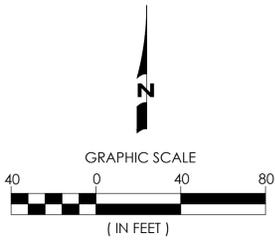
UNPLATTED BERNSTEIN 15410 S HOLMES RD. BELTON, MO 64012

- LEGEND
O MONUMENT FOUND, AS NOTED
● 1/2" X 24" REBAR W/LS 302 CAP SET
U/E UTILITY EASEMENT
CB CHORD BEARING
CD CHORD DISTANCE
L LENGTH
R RADIUS

FLOOD ZONE DESIGNATION The subject property lies in Zone X (NO SCREEN), as shown on FIRM Map 29037C0004F, dated January 2, 2013. Zone X (NO SCREEN) is defined as area of minimal flood hazard.

CLOSURE STATEMENT Closure Summary Precision, 1 part in: 1837520000.83 Error distance: 0.00' Error direction: N0° 00' 00.00"E

BASIS OF BEARINGS The basis of bearings for this subdivision plat is Missouri State Plane, West Zone, NAD83. This plat was prepared November 1, 2024.



THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF CONTINENTAL CONSULTING ENGINEERS, INC.

Professional seals and contact information for Edward K. Dannewitz, LS 2664, Continental Consulting Engineers, Inc. Project: East Ridge at Loch Lloyd-Third Argyle Road Village of Loch Lloyd, MO. Prepared for: LL North LLC, P.O. Box 14164, Parkville, MO 64152.

In testimony whereof, LL NORTH, LLC has caused these presents to be signed Dale Brouk, Co-Manager, this _____ day of _____, 2025

By Dale Brouk
Co-Manager

STATE OF _____ ss.
COUNTY OF _____

BE IT REMEMBERED that on the _____ day of _____, 2025, before me, the undersigned, a notary public in and for the County and State aforesaid, came Dale W. Brouk, to me personally known, who being by me duly sworn did say that he is the Co-Manager of LL NORTH, LLC and that said instrument was signed on behalf of said corporation and that Dale W. Brouk acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires: _____ Notary Public

Randall Schultz - Chairman Village of Loch Lloyd

Anthony Lafata - Village Clerk

SURVEYOR'S CERTIFICATE
I hereby certify that the above real property description was prepared by me or under my direct supervision.

Date _____ Edward K. Dannewitz
Missouri P.L.S. No. 2664
Continental Consulting Engineers, Inc.
9000 State Line Road
Leawood, KS 66206

Missouri Corporate License No. LS-302

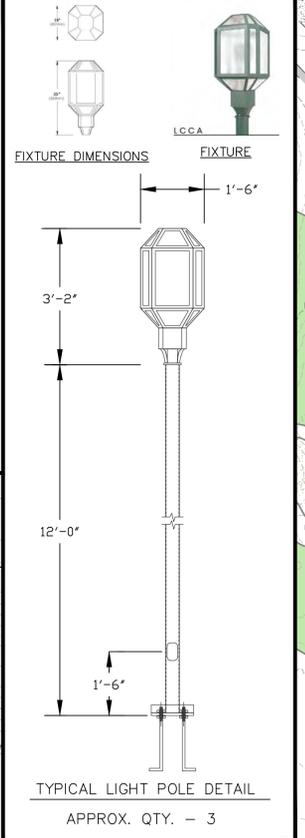
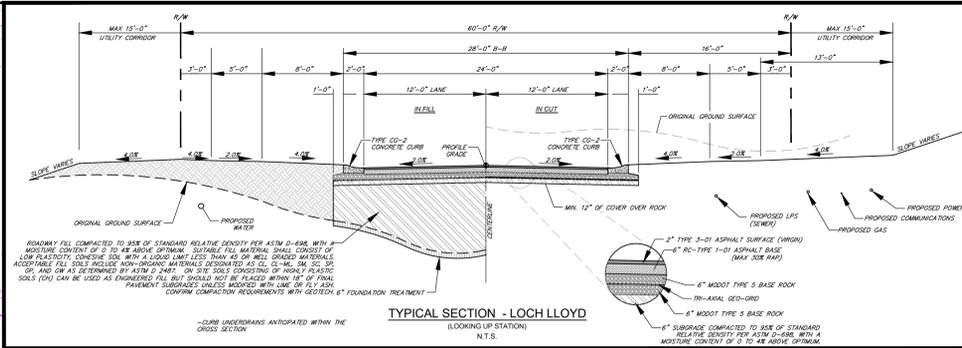


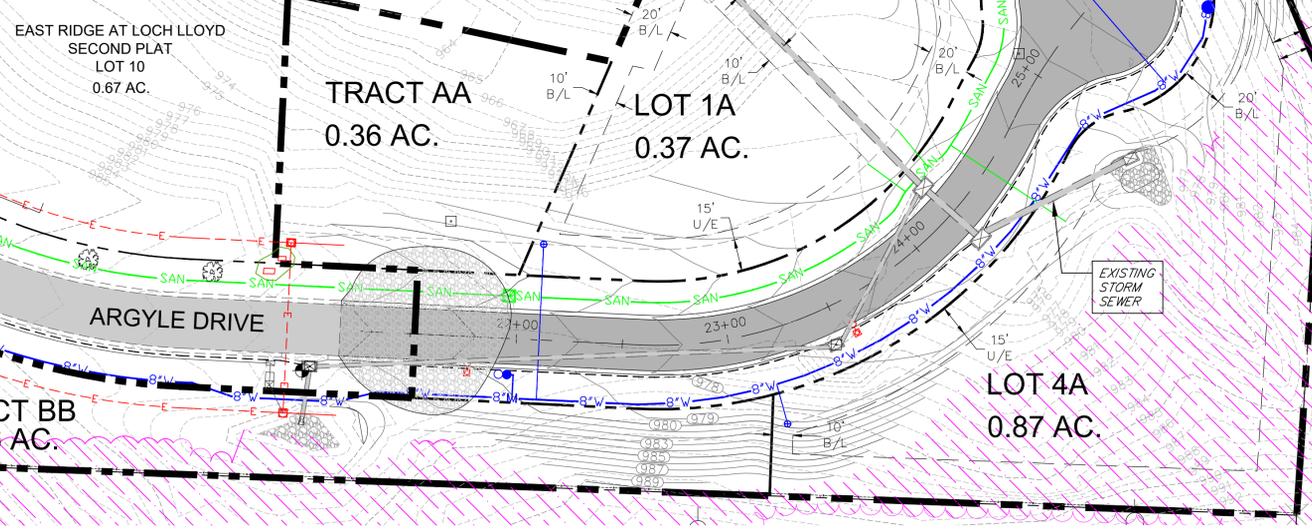
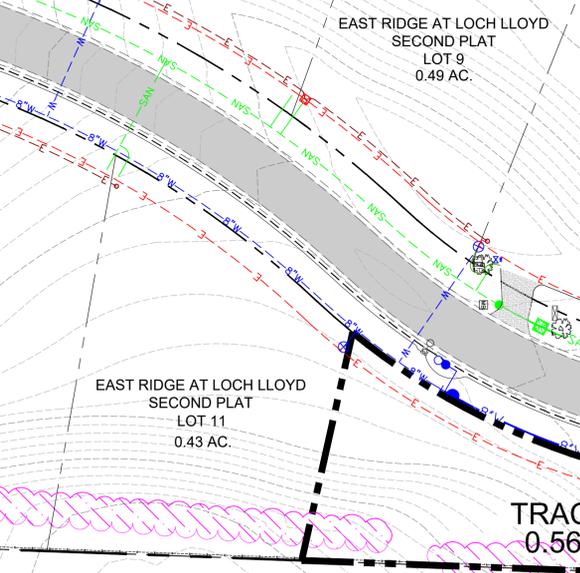
EXHIBIT 2



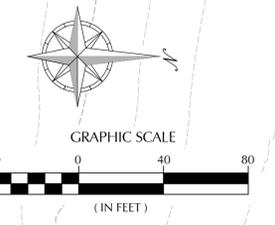
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- PHASING**
- PUBLIC IMPROVEMENTS COMPLETED IN ONE PHASE
- LANDSCAPING**
- LANDSCAPING OF THE COMMON AREAS WILL BE SIMILAR TO WHAT EXISTS IN THE OTHER PARTS OF LOCH LLOYD AND THE LANDSCAPING OF THE HOMES WILL BE CONTROLLED BY THE DESIGN REVIEW GUIDELINES WHICH ADHERE TO THOSE ISSUED BY THE GOVERNING AUTHORITY.
- LIGHTING PLAN**
- THE FINAL LIGHTING STYLE WILL BE CHOSEN BY THE OWNERSHIP GROUP AND SPECIAL CONSIDERATION WILL BE GIVEN TO MAINTAINING SAFETY WHILE MINIMIZING LIGHT POLLUTION IN THE AREA
- LIGHT FIXTURES WILL BE CONSISTENT WITH THOSE IN LOCH LLOYD
- SIGNAGE PLAN**
- IF REQUIRED SIGNAGE WILL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
- PARKING**
- NO OFF-STREET PARKING
- MAINTENANCE**
- THE DEVELOPER WILL MAINTAIN THE COMMON AREAS UNTIL THE ROADS ARE HANDED OVER AT WHICH TIME THE SOUTH HOA WILL MAINTAIN THE COMMON AREAS.
- PRESENT ZONING**
RECREATIONAL OPEN SPACE - ROS

- GENERAL NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS.
 - ALL WATER MAIN EXTENSIONS AND SANITARY SEWER MAIN EXTENSIONS SHALL BE IN COMPLIANCE WITH NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL PROPOSED SANITARY SEWERS WILL TIE TO EXISTING FORCE MAIN AND WILL BE TREATED BY JOHNSON COUNTY WASTEWATER.
 - SOURCE OF WATER WILL BE FROM NORTHWEST CASS COUNTY WATER RESOURCE BOARD.
 - ALL CONSTRUCTION SHALL OCCUR BETWEEN THE HOURS OF 8 A.M. - 5 P.M. MONDAY THROUGH FRIDAY. NO CONSTRUCTION ON SATURDAY OR SUNDAY UNLESS AUTHORIZED.
 - ACCESS FOR IMPROVEMENTS INCLUDING MASS GRADING AND UTILITY INSTALLATION WILL BE PER CONSTRUCTION ACCESS PLAN. ENTRY OFF OF HOLMES.
 - ALL STAGING OF MATERIALS AND EQUIPMENT SHALL BE LOCATED WITHIN THE LIMITS OF THE PROJECT.
 - PERMITS WILL BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR SITE DISTURBANCE WHEN MORE THAN 1 ACRE OF LAND IS DISTURBED. THE SITE DISTURBANCE PERMIT WILL INCLUDE PREPARATION OF SITE DISTURBANCE PLANS AND A STORMWATER POLLUTION PREVENTION PLAN.
 - A PRE-CONSTRUCTION AND POST-CONSTRUCTION VIDEO OF EXISTING ROADWAYS ALONG THE CONSTRUCTION ACCESS ROUTE WILL BE COMPLETED TO IDENTIFY DAMAGE TO EXISTING INFRASTRUCTURE. THE DEVELOPER WILL REPAIR ANY PAVEMENTS AND CURB OR WALKWAYS AS A RESULT OF SUCH DAMAGE.

PROPOSED ZONING
PLANNED RESIDENTIAL DEVELOPMENT - PRD

PRESENT OWNERSHIP
LL NORTH, LLC
DALE BROUK - CO-MANAGER

FINAL UTILITY AND LOCATIONS ARE SUBJECT TO CHANGE PENDING UTILITY COMPANY FINAL DESIGN

LOT SETBACKS 1A - 4A	
FRONT	20'
REAR	20'
SIDE	10'

APPROVAL OF THIS PLAN IS SUBJECT TO ENGINEERING APPROVAL AND EXISTING REGULATIONS OF THE VILLAGE OF LOCH LLOYD AND THE NORTHWEST CASS COUNTY WATER RESOURCE DISTRICT



ARGYLE EXTENSION AT LOCH LLOYD
PRELIMINARY DEVELOPMENT PLAN
VILLAGE OF LOCH LLOYD, CASS COUNTY, MISSOURI

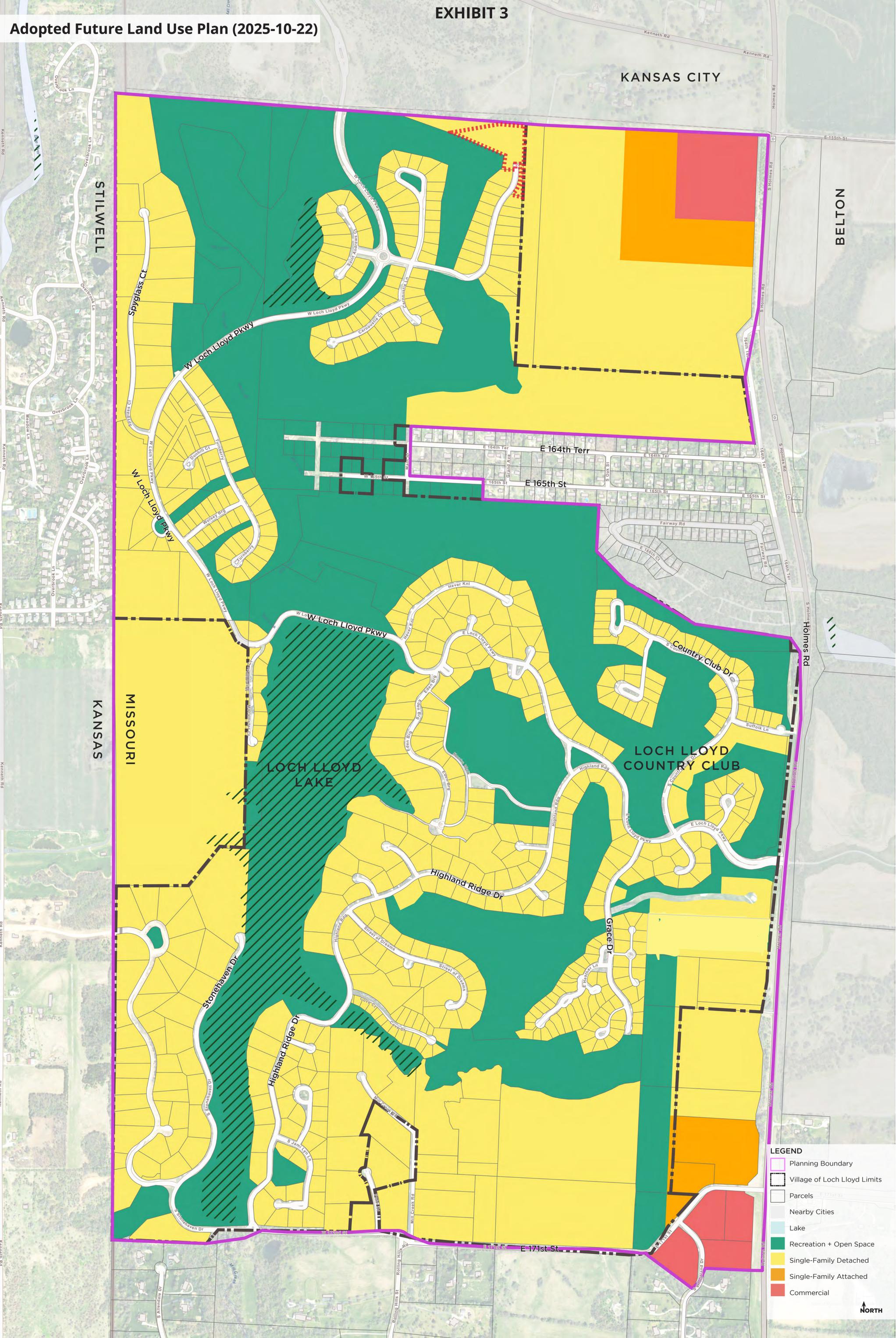
DATE 01/14/2025
DRAWN BY JTS
CHECKED BY BHI

REVISIONS

SHEET TITLE & NUMBER
FINAL DEVELOPMENT PLAN ARGYLE EXTENSION

C101

Jan 24, 2025 - 11:00am - USER T:\Shwider - P:\Loch Lloyd\Argyle Extension\DesignFiles - ARGYLE EXTENSION Development Planning



KANSAS CITY

BELTON

STILWELL

KANSAS

MISSOURI

LOCH LLOYD LAKE

LOCH LLOYD COUNTRY CLUB

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



EXHIBIT 4

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LLOYD, MISSOURI, RECOMMENDING APPROVAL OF THE EAST RIDGE AT LOCH LLOYD – THIRD PLAT, FINAL PLAT AND FINAL DEVELOPMENT PLAN, LOCATED WITHIN THE VILLAGE OF LOCH LLOYD, MISSOURI.

WHEREAS, the Village of Loch Lloyd, Missouri (the "Village") has received an application approval of the East Ridge at Loch Lloyd – Third Plat, final plat and final development plan, for the 4.14-acre site, generally located at the north terminus of Argyle Drive, within the Village of Loch Lloyd, Missouri; and,

WHEREAS, the planning 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 final plat and final development plan and drafted a staff report to the Planning and Zoning Commission that is dated December 10, 2025; and,

WHEREAS, on February 19, 2025, the Board of Trustees of the Village of Loch Lloyd did review and approve the Preliminary Plat and Preliminary Development Plan for this site, after receiving a recommendation for approval of the same by the Planning and Zoning Commission of the Village of Loch Lloyd; and,

WHEREAS, the proposed final plat and final development plan has been reviewed and found consistent with the approved Preliminary Plat and Preliminary Development Plan and in conformance with the Planned Residential Development District (PRD) zoning of the property.

WHEREAS, the proposed final plat and final development plan has further been found consistent with the Village's adopted Land Use Master Plan map and policies.; and,

WHEREAS, on December 10, 2025, the Commission, under authority granted to it by the Missouri Revised Statutes, after a duly called and noticed meeting of the Commission, and after considering the views of all those who came before it, voted to recommend approval of the proposed final plat and final development plan for East Ridge at Loch Lloyd – Third Plat.

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 final plat and final development plan is consistent with the approved preliminary plat and preliminary development plan, conforms to the Planned Residential Development District (PRD) zoning of the property, and is consistent with the Village's adopted Land Use Master Plan map and policies.

SECTION 2. The final plat and final development plan for East Ridge at Loch Lloyd – Third Plat, as detailed in the staff report to the Commission dated December 10, 2025, is recommended for approval by the Village Board of Trustees, subject to the following conditions of approval:

1. The applicant shall obtain approval and acceptance of the new water and sewer lines by the Northwest Cass County Water Resource District prior to the recordation of the final plat with Cass County.
2. The applicant shall submit a signed copies of the Final Plat and plat documents to the Village of Loch Lloyd and record the plat with Cass County prior to issuance of any building permits for single-family structures.
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 10th DAY OF DECEMBER 2025.

Cory Smith
Chairperson

ATTEST:

Anthony Lafata
Village Clerk