

RESOLUTION NO: 2025-12-10-1

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LOCH LOYD, MISSOURI, RECOMMENDING APPROVAL OF THE EAST RIDGE AT LOCH LOYD - THIRD PLAT, FINAL PLAT AND FINAL DEVELOPMENT PLAN, LOCATED WITHIN THE VILLAGE OF LOCH LOYD, 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 LOYD, 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 Lata
Village Clerk