



STAFF REPORT TO THE BOARD OF TRUSTEES
April 1, 2026 Meeting
Agenda Item: 6a. Revised Unified Development Ordinance (UDO)

BACKGROUND

In 2025, the Board of Trustees of the Village of Loch Lloyd requested the Village's planning consultant complete a comprehensive review and draft an updated Unified Development Ordinance (UDO) for the Village. As part of that process, the Village held joint workshops with the Planning and Zoning Commission and Board of Trustees on January 21, 2026, and on January 28, 2026, to review a draft ordinance. On February 18, 2026, the Planning Commission held a public workshop to obtain public input and comments on the draft ordinance.

Planning and Zoning Commission Action

At the March 18, 2026 Village Planning and Zoning Commission meeting, the Commission reviewed the draft updated UDO and received public comments. After discussion and consideration of the public comments received, the Commission unanimously passed a resolution recommending the Board of Trustees consider and approve the revised UDO with the following modifications:

- Pages 44 & 45 – reverted the R-1b zoning district to match the language found in the current UDO.
- Page 45 – updated the ROS zoning district “Purpose” language as follows:
 - *Land zoned as ROS as of the effective date of this UDO may be held for future development regardless of its current use and may be considered for a rezoning for future development, subject to the adopted Land Use Master Plan **required rezoning processes pursuant to this UDO and Missouri state law.***
- Page 54 – updated the side yard encroachment language as follows:
 - *Air conditioning units, heat pumps, pool pumps, back-up power generators, and other similar devices may encroach into the required side or rear yard **setback but shall extent no more than three (3) feet from the building foundation.***

Attached as **Exhibit 1** is the draft UDO with the revised language as recommended by the Planning Commission for approval. Text in red is generally new language being proposed or substantially rewritten from the language found in the current UDO. Sections modified by the Planning Commission at their March 18, 2026, meeting are highlighted in yellow.

Attached as **Exhibit 2** is the version of the draft UDO that was updated based on the feedback and comments received at the February 18, 2026, public workshop. Text in red is generally new language being proposed or substantially rewritten from the language found in the current UDO. Sections modified based on the feedback and comments received at the February 18, 2026, public workshop are highlighted in yellow.



Attached as **Exhibit 3** is a copy of the current Unified Development Ordinance provided for reference.

Meeting Notice

In accordance with the Unified Development Ordinance of the Village of Loch Lloyd, notice of this Planning Commission hearing was published in the North Cass Herald on February 26, 2026.

RECOMMENDATION

Findings

The revised UDO as proposed is consistent with the Village's adopted Land Use Master Plan and policies.

Approval

The Planning and Zoning Commission recommends the Board of Trustees repeal the current UDO in its entirety and replace it with the revised Unified Development Ordinance as presented as Exhibit 1 herein this report.

Attached as Exhibit 4 is an adoption ordinance for the Board's consideration.

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

EXHIBITS

- Exhibit 1 – Planning Commission Recommended Revised UDO 2026-03-18
- Exhibit 2 – Revised UDO 2026-03-18 – workshop edits highlighted in yellow
- Exhibit 3 – Current Unified Development Ordinance – Adopted 2005-11-16
- Exhibit 4 – Adoption Ordinance