



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

March 18, 2026 Meeting

Agenda Item: 6a. Sechrest – 3rd Plat (S. Highland Ridge Dr) Review and Approval of Final Plat

BACKGROUND

Trident Development, LLC, owner of the Sechrest property, and represented by Dale Brouk with Trident Real Estate, has submitted an application requesting approval of a final plat to plat a portion of the Sechrest property into 2 single-family residential lots. This property was rezoned from Recreational and Open Space District (ROS) to Single Family Residential (R-1) on February 28, 2025. The Preliminary Plat was approved on September 16, 2025 (see Exhibit 1 – Location Map and Exhibit 2 - Final Plat). The Preliminary Plat proposed the platting and development of a total of 45 single family residential lots within four different areas within the Sechrest property. This final plat is the first of several final plats anticipated to be created to complete the development of all 45 lots.

Final Plat and Final Development Plan

The Final Plat is consistent with the previous rezoning and the approved Preliminary Plat that proposed to subdivide this area into 2 single-family residential lots (see Exhibit 3 – Preliminary Plat). Consistent with the rezoning and the approved Preliminary Plat, both lots are 0.50 acres in size with 35 ft front yard, 15 ft side yard, and 50 ft rear yard setbacks. The proposed minimum floor area for these homes on both lots 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., consistent with the R-1 zoning.

Plat Improvements

The applicant has submitted erosion control plans and as-built construction plans for the watermain and sanitary main improvements necessary to serve these 2 lots. Because the lots front along the existing street (S. Highland Ridge Drive) no other public improvements are needed. The plans do identify the trail and grading improvements previously proposed and approved for the remaining areas of the Sechrest property. The erosion control plans and as-built construction plans were reviewed by the Village's engineer, George Butler Associates, Inc. (GBA) and found in compliance with Village regulations. (See Exhibit 4 – As-Built Plans.)

Land Use Master Plan

The Village's adopted Land Use Master Plan identifies this property as single-family residential and the and the proposed plat is consistent with the 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 March 2, 2026.



RECOMMENDATION

Findings

The proposed Final Plat is consistent with the previously approved Preliminary Plat and conforms to the R-1 zoning of the property and the conditions for that rezoning. 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 a for Sechrest – 3rd Plat, subject to the following conditions.

1. 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.
2. The applicant shall pay all application fees and costs incurred by the Village for the processing and review of this application.

Attached as Exhibit 5 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 – Final Plat
- Exhibit 3 – Preliminary Plat
- Exhibit 4 – As-Built Plans
- Exhibit 5 – Resolution