

NOTICE OF MEETING AND PLANNING COMMISSION AGENDA



CITY OF OSAGE BEACH PLANNING COMMISSION MEETING

1000 City Parkway
Osage Beach, MO 65065
573.302.2000
www.osagebeach.org

TENTATIVE AGENDA

REGULAR MEETING

**January 11, 2022 - 6:00 PM
CITY HALL**

**** Note:** All cell phones should be turned off or on a silent tone only. Complete meeting packets are available on the City's website at www.osagebeach.org.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

- A. Motion to approve September 14, 2021

NEW BUSINESS

- A. Special Use Permit 412 - BAC, LLC (Bruce Christy) requests residential use in a commercial zoning district.

REPORTS

ADJOURN

Remote viewing link: Remote viewing is available on Facebook at City of Osage Beach, Missouri and On YouTube at City of Osage Beach.

Representatives of the news media may obtain copies of this notice by contacting the following:

Tara Berreth, City Clerk
1000 City Parkway
Osage Beach, MO 65065
573.302.2000 x 1020

If any member of the public requires a specific accommodation as addressed by the Americans with Disabilities Act, please contact the City Clerk's Office forty-eight (48) hours in advance of the meeting at the above telephone number.

THE CITY OF OSAGE BEACH, MISSOURI
PLANNING COMMISSION MINUTES OF THE REGULAR MEETING

September 14, 2021

Call to Order

Chairman Susan Ebling called the Planning Commission of the City of Osage Beach, Missouri, to order at the regular meeting on September 14, 2021 at 6:00 p.m. at City Hall. Everyone stood for the Pledge of Allegiance.

Roll Call

The following Commissioners were present: Alan Blair, Jeff Dorhauer, Chairman Susan Ebling, Tony Kirn, Mayor John Olivarri, Alderman Bob O'Steen, Kellie Schuman and Nancy Viselli. Also present: City Planner Cary Patterson, City Attorney Ed Rucker and Planning Department Secretary Pam Campbell.

Minutes - 7/13/2021

Chairman Susan Ebling asked if there were any corrections or comments regarding the July 13, 2021, regular meeting minutes. There were none. *Mayor John Olivarri made a motion to approve the July 13, 2021 minutes and Nancy Viselli seconded the motion. Upon a voice vote, all voted yes, no nays were heard. The motion was passed unanimously.*

Chairman Susan Ebling read the following:

The Planning Commission is a board of volunteers that is appointed by the Mayor and the Board of Aldermen. Its function is to review and make recommendations to the Board of Aldermen on matters concerning development, the Land Use Code, and Zoning Map of the City of Osage Beach, including amendments and changes thereto. Recommendations will be made with consideration of conformance to the Osage Beach Municipal Code along with the following:

- Relatedness of the proposed amendment to goals and outlines of the long-range physical plan of the City.
- Existing uses of property within the general area of the property in question.
- The zoning classification of property within the general area of the property in question.
- The suitability of the property in question to the uses permitted under the existing zoning classification.
- The trend of development, if any, in the general area of the property in question, including changes if any, which have taken place in its present zoning classification.

Our goal in regulating is to provide adequate provision for transportation, water, sewer, schools, parks, and other public needs including safety, health and general welfare, light and air, while conserving the value of buildings and property through encouraging the most appropriate use of land within the municipality.

New Business

Chairman Susan Ebling said the first order of business is Rezoning Case 415: A request by Jeff and Diana Dorhauer for a recommendation to approve a Rezoning of their property, located off Indian Trace, from R-1a (Single Family) with a PUD 1 Overlay to R-2 (Two Family).

Commissioner Jeff Dorhauer recused himself, stepped off the dais and left the room. After Mr. Dorhauer was out of the room Chairman Susan Ebling asked for comments from the staff.

Planner Patterson delivered the following report.

**PLANNING DEPARTMENT
REPORT TO THE
PLANNING COMMISSION**

Date:	September 14, 2021	Case Number:	415
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Applicant: Jeff and Diana Dorhauer

Location: .75 miles from the intersection of Highway 54 on the north side of Lazy Days Road.

Petition: Rezone from R-1a (Single-Family) with a PUD 1 Overlay to R-2 (Two Family).

Existing Use: Vacant

Zoning: R-1a (Single-Family) with a PUD 1 Overlay

Tract Size: Approximately 1.1 acres

Surrounding Zoning:

Surrounding Land Use:

North: A-1 (Agriculture)

Single-Family

South: PUD 1 Overlay

Vacant not in city

East: PUD 1 Overlay

Scattered Single-Family

West: R-1 (Single Family)

Vacant Single-Family

The Osage Beach Comprehensive Plan

Designates this area as appropriate for: Moderate Density Residential

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
Jeff Green	Case 312	April 2006

Utilities

<u>Water:</u>	City	<u>Gas:</u>	Private
<u>Electricity:</u>	Ameren UE	<u>Sewer:</u>	City

Access: Property can derive access via Indian Trace.

Analysis:

1. The applicants are the owners of the 1.1 acres in question. They attained the property approximately 14 years ago.

2. The applicants have submitted a request to rezone the subject property from R-1a (Single Family) with a PUD Overlay to R-2 (Two Family). The subject property was zoned as it is currently in 2006 as part of a Planned Unit Development that encompassed some of the surrounding property that totaled 11.1 acres in area. The PUD allowed both single and two-family development within the district. The subject property was set for single family.
3. The owners of the property have a prospective buyer that wishes to place two duplex townhomes on the property. A rezoning to R-2 is required for that and the contract for sale is contingent on the rezoning being approved.
4. The character of surrounding development is primarily residential. It ranges from single-family to high-density condominium development all along the Lazy Days corridor.
5. The R-2 district permits lots of 6500 square feet with two dwelling units per lot. The R-1a zone has a minimum lot size of 10,000 square feet with a single dwelling per lot.

Department Comments and Recommendations:

A request of this type is likely to become common, in the approaching period of time, as developers try to answer the call for more housing in the lake area. The subject piece of property could develop with as many as seven single family homes under the moderate density single family zone, but the topographic issues facing the piece are substantial. Allowing a developer to build a couple of duplex townhomes on the piece will give them the ability to get greater use out of the more buildable portion of the parcel while still maintaining a low to moderate density for the property causing minimal impact to the area. With the City and the lake area as a whole looking for ways to address the housing shortage we face, providing property owners flexibility on the type of units they are allowed to build, is one way that the City can promote the type of development that can help address that need. **Keeping that in mind and taking into account the issues facing this property, the Planning Department recommends approval of this request.**

Chairman Susan Ebling asked if the applicant or representative would like to add any information or clarify anything at this time. No one commented.

Chairman Susan Ebling asked if there was anyone in opposition. No one commented.

Chairman Susan Ebling asked if there was anyone in favor. No one commented.

Planner Patterson showed the Planning Commissioners a photo of what these duplexes may look like.

Chairman Susan Ebling asked for comments from Legal Counsel. Ed Rucker, City Attorney, said the file is complete and ready for the Commission's decision.

Chairman Susan Ebling then asked if anyone on the Commission had any questions or comments. Hearing none, she said she would entertain a motion.

Alderman Bob O'Steen made a motion to approve Rezoning Case 415: Rezoning of their property, located off Indian Trace, from R-1a (Single Family) with a PUD 1 Overlay to R-2 (Two Family) and Kellie Schuman seconded the motion. A roll call vote was held. Commissioners Alan Blair, Tony Kim, Mayor John Olivari, Alderman Bob O'Steen, Kellie Schuman, Nancy Viselli, and Chairman Susan Ebling, all voted yes. Commissioner Jeff Dorhauer having recused himself was

not present and did not vote. The motion was passed.

Jeff Dorhauer came back to the meeting.

Chairman Susan Ebling said the next order of business is Rezoning Case 416: A request by Kyle LaBrue for a recommendation to approve a Rezoning of his property, located on the corner of Bluff Drive and Ski Drive, from PUD allowing Duplex Residential Structures to PUD allowing Fourplex Residential Structures.

Commissioner Kellie Schuman, recused herself, stepped off the dais and left the room. After Mrs. Schuman was out of the room Chairman Susan Ebling asked for comments from the staff.

Planner Patterson delivered the following report.

**PLANNING DEPARTMENT
REPORT TO THE
PLANNING COMMISSION**

Date:	September 14, 2021	Case Number:	416
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Applicant: Kyle LaBrue

Location: Southeast corner of Bluff Drive and Ski Drive.

Petition: PUD Amendment for 13 four plex units.

Existing Use: Residential property with 2 existing duplex buildings.

Zoning: PUD for 24 Duplex Units

Tract Size: 9.3 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	R-1a Single Family	Scattered Single Family
<u>South:</u>	R-3 Multi-family R-1a Single Family	Summit Apartments Oak Run Subdivision
<u>East:</u>	R-3 Multi-family	Undeveloped Multi-family
<u>West:</u>	R-1a Single Family	Scattered Single Family

**The Osage Beach Comprehensive Plan
Designates this area as appropriate for:** Low Density Residential

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
Deves-Moffit & Assoc.	282	Aug. 2004

Utilities

<u>Water:</u>	City	<u>Gas:</u>	None
<u>Electricity:</u>	Ameren UE	<u>Sewer:</u>	City

Access: The subject property is fronted on three sides by public streets (Bluff Drive, Ski Drive, and Ash Lane).

Analysis:

- 1 The applicant is the owner of the 9.3 acres in question. The property is currently zoned with a PUD to allow the construction of 24 two family buildings.
- 2 The applicant is requesting an amendment to the existing PUD which would remove 11 of the structures and allow the remaining 11 to be constructed with four units that includes two efficiency units in the lower level.
3. Under this proposal, the development would have a maximum density that would equate to 5.5 units per acre which is still at a low-density level as it pertains to residential development.
4. If approved, substantial changes will be required to the building and the site. The building code will require a commercial building permit and all drives and parking areas will need to be asphalt or concrete paved. These changes in the site will be reviewed for code compliance and approved prior to a building permit being issued. An inspection to assure conformance to the approved plans will be required prior to a Certificate of Occupancy being issued.
5. The character of surrounding development is primarily residential. It ranges from single-family to high-density multi-family development in this section of the Bluff Drive corridor.

Department Comments and Recommendations:

The PUD is a zoning tool to offer flexibility within the rigid zoning districts by allowing alternative developments that adhere to the goals and objectives of the Comprehensive Plan. In this situation, the property owner is attempting to get greater use from the developable portion of the property by building fewer structures with more units.

This was actually recommended to the previous owner/developer by both myself and the City Engineer at the time, as well as his contract engineer. The issue is the topography of the lower end of the property is excessive and makes it both difficult and unaffordable to develop. At the time, we recommended a plan using structures with more units to help the development capacity of the land but the developer did not want to deal with more stringent building codes.

This is another situation where the City can help provide more flexibility for a developer attempting to put residential housing on a challenging piece of land. This is certainly one of the things the City can do to help promote the type of development that is needed both within our community and in the lake area as a whole.

One of the situations that the staff was adamant about was limiting the access and road cuts into the units that front Bluff and Ski Drive. The amended PUD site plan illustrates shared access points for the above mentioned units, there will be no more than three access points total off of Bluff and Ski Drive.

The request is consistent with the Comprehensive Plan. The Department feels that with the number of different uses in the area and given the complexity of the engineering and construction pertaining to the subject property, this will be a fitting use for the property. The Department recommends approval of this request to amend the subject PUD to the following provisions:

Permitted Uses:

The following uses shall be permitted in those areas as illustrated on the PUD site plan:

1. Residential Uses shall conform to the requested 13 fourplex residential buildings containing a total of 52 units.
2. Accessory Uses designed for and available to residents of the subdivision, but not open to the public. Those uses include administrative office(s) for project management, model units, garages, maintenance buildings, gate houses, and recreation facilities.
3. Community and Recreation Facilities including but not limited to community centers, swimming pools, tennis courts, and basketball courts.
4. A final development plan is required for all permitted uses as listed above.

Bulk, Area, and Height Requirements:

Shall be in conformance with the International Building Code.

Public Facilities:

1. Engineering plans for water, streets, and sewer improvements will be submitted with the preliminary plat. These plans, including a drainage plan, must be submitted and approved prior to development. Coordination with the City Engineer is required to ensure that all public improvements are sized and designed to accommodate future phases of development and adjacent properties.
 - a. All required public improvements will be constructed by the applicants or subsequent owner(s). Financial assurances must be provided in conjunction with the preliminary and final plats.

Access:

1. Access shall be derived from a maximum of three access points off of Bluff and Ski Drive using shared driveways for the units fronting the before-mentioned streets; the other tiered units will derive access off of inter-development roads or drives. All street, drive, and parking facility construction or improvements to the existing roads must conform to the City Design Guidelines.

Parking:

All development shall adhere to Osage Beach off-street parking requirements at the time that it is constructed.

Buffering and Screening:

1. Natural vegetative screening will provide an appropriate buffer between surrounding uses.
2. Waste cans, dumpster units, or other trash receptacles shall be placed where they are least visible from a public street or adjoining properties. Screening/fencing as to make these devices as least visible as possible is required.

Exterior Lighting:

1. Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing or proposed residential area(s). Additionally, all exterior lighting shall be so arranged and shielded so as to confine all direct light rays within the boundaries of this district.
2. All street lighting proposed shall meet the City's standards for street lighting on local streets in residential areas. Applicants should coordinate with the City's Engineering Department on street lighting installations.

Signage:

The applicant will be required to get a Sign Permit from the city. At such time that an application is filed, a site plan and engineering will be submitted to assure compliance with the City's sign code.

Maintenance of Open Space and Common Areas:

The maintenance of common area and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a legally constituted property owners association that meets all the legal requirements prescribed by the City Attorney.

Platting:

All development within this PUD must be platted in accordance with Osage Beach Subdivision Regulations. The uses permitted and the intensity of development as prescribed by the approval of this PUD shall not be subject for review during the platting process. If approved, the PUD site plan can serve as the preliminary plat.

Final Development Plan:

1. A final development plan showing conformance with the requirements outlined herein above shall be submitted.
2. The final development plan and/or preliminary plat and final plats are subject to review administratively to approve minor adjustments and modifications. Such authority shall not, however, be construed to permit the following;
 - a. Any use(s) within the district other than those specifically prescribed by these regulations.
 - b. Any increase in intensity of the use(s) permitted.

- c. Any substantial deviation in the height, area, and bulk of the use permitted within the district.

Chairman Susan Ebling asked if the applicant or representative would like to add any information or clarify anything at this time. The applicant, Kyle LaBrue, stepped up to the podium and filled out the sign-in sheet. He stated this is to bring more affordable housing to the area for working class people and would be beneficial and thanked everyone for their consideration.

Chairman Susan Ebling asked if there was anyone in opposition. No one commented. Chairman Susan Ebling asked if there was anyone in favor. No one commented.

Chairman Susan Ebling asked for comments from Legal Counsel. Ed Rucker, City Attorney, said the file is complete and ready for the Commission's decision.

Chairman Ebling then asked if anyone on the Commission had any questions or comments. Hearing none, she said she would entertain a motion.

Nancy Viselli made a motion to approve Rezoning Case 416: Rezoning of property, located on the corner of Bluff Drive and Ski Drive, from PUD allowing Duplex Residential Structures to PUD allowing Fourplex Residential Structures and Jeff Dorhauer seconded the motion. A roll call vote was held. Commissioners Alan Blair, Tony Kirn, Mayor John Olivarri, Alderman Bob O'Steen, Jeff Dorhauer, Nancy Viselli, and Chairman Susan Ebling, all voted yes. Commissioner Kellie Schuman having recused herself was not present and did not vote. The motion was passed.

Chairman Susan Ebling asked if there were any reports.

Reports

Planner Patterson stated this has been an exciting summer with a lot of things going on and the next three months there will also be very big things happening here.

Mayor Olivarri stated the City will be receiving Federal funding of approximately \$900,000 to \$950,000. He said these funds will be restricted but the City could use them for water and sewer improvements, adding that the City would have until the end of 2026 to complete the projects. Mayor Olivarri then stated that the City would be paying off the Prewitt TIF Development soon, which is two years ahead of schedule. Mayor Olivarri then stated that the City's sales tax through August (which has a two-month lag), is 22% ahead of 2020 for the same period. He said that 2020 over 2019 was only about 3.5%, indicating this year's increase was phenomenal.

City Attorney Ed Rucker indicated that the Osage Beach Commons development was progressing and financing is now in place, and Mayor Olivarri added that Hobby Lobby was expected to open in June or July, 2022. He went on to say that the Topsider development was moving along quickly and a lot of exciting things are coming.

Adjourn

Chairman Susan Ebling adjourned the meeting at 6:27 p.m.

I, Pam Campbell, Planning Department Secretary, for the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Planning Commission of the City of Osage Beach, Missouri, held on September 14, 2021.

Pam Campbell
Planning Department Secretary

Nancy Viselli
Planning Commission Secretary

**PLANNING DEPARTMENT
REPORT TO
PLANNING COMMISSION**

Date:	January 11, 2022	Case: 412
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Applicant: BAC, LLC (Belinda Phillips) Property Owner
Bruce Christy, Proposed Developer

Location: Approximately 1000 ft off Passover Rd. on Red Bud Road (Next to 1138 Redbud Rd.)

Petition: Special Use Permit to allow a residential use (duplex townhome) in a Commercial District.

Existing Use: Vacant commercial property.

Zoning: C-1 (General Commercial)

Tract Size: Approximately 15,128 sq. ft.

Surrounding Zoning:

Surrounding Land Use:

North: C-1 (Commercial)

Vacant Commercial

South: LU (Lake Use)

Lake of the Ozarks

East: C-1 (Commercial)

Commercial Boat Services

West: C-1 (Commercial)

Residential

The Osage Beach Comprehensive Plan

Designates this area as appropriate for: Moderate Density Residential

Rezoning History

Case #

Date

City Wide

1984

Utilities:

Water: City
Sewer: City

Electricity:

Ameren UE

Access: Property has frontage on Redbud Road.

Analysis:

1. The applicant is the owner of the vacant property in question.
2. The character of the area is mixed containing condominiums, moderate density residential, and a large parcel that has a commercial boat services use contained within.
3. The current proposal is to construct a duplex townhome on the subject property. The developer plans to live in one of the units and sell the other to a separate owner.
4. The portion of the property that is being requested for SUP is fronted and serviced by Redbud Road.

Department Comments:

The property is recommended for Moderate Density Residential, which is defined by the Comprehensive Plan as 5-13 units per acre. Obviously in this situation we are not looking at a large lot residential development. The density on this request falls into the moderate to low range.

For the purposes of what would be more beneficial to the City, having the additional well-maintained housing units would not only serve a need of the community, but also would seem to be a better fit for the property, under today's conditions, than that of a commercial use.

Under the Section 405.610 of the City Code of Ordinances for Amendments and Changes, bullet point 6 gives five matters that the city should consider before making a change in the use of property.

1. Relatedness of the proposed amendment to the goals and outlines of the long-range physical plan for the City:

As I have already stated, the request is in conformance with the use recommendations of the Comprehensive Plan.

The Comprehensive Plan also encourages the City to provide additional work force housing when the opportunity arises to locate it on property where it is compatible.

2. Existing uses of property within the general area of the property in question:

As previously stated, the area surrounding the subject property contains mixed uses including high and moderate density residential and a commercial facility.

3. The zoning classification of property within the general area of the property in question:

The zoning of the surrounding properties is C-1 (General Commercial). This means that the residential uses within the area are legal nonconformities and would require a SUP if developed now as well as a SUP to allow a residential expansion if an addition was proposed to any of them. The requested use will mesh without issue with the surrounding uses.

4. The suitability of the property in question to the uses permitted under the existing zoning classification:

The use of this specific property as a commercial use, depending on the intensity of the use, could cause some substantial issues with the adjacent single-family homes. Because of this, the existing conditions certainly lend more positively towards the residential use as requested as opposed to a permitted use within the current zoning district.

5. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification:

The secondary corridor has seen little development in recent years. There have been some improvements to the homes near the subject property. These improvements required SUPs and variances to be granted by the City.

Based on the analysis of the conditions pertaining to the subject petition, the Planning Department recommends approval of the request subject to the following provisions.

Permitted Uses:

The following uses shall be permitted in those areas as illustrated on the SUP site plan:

1. Residential Uses shall conform to the requested construction of a duplex townhome.
2. Accessory Uses typical to residential uses of this type will be designed for and available to the owners and their guests/ tenants only and will not be open to the public. Those uses and facilities will be required to meet the code requirements for accessory uses and structures within the R-2 (two family) zone.

Construction:

Construction shall be in accordance with the International Building Code and all other pertaining construction codes as adopted by the City of Osage Beach at the time a building permit is issued for each individual facility.

Bulk, Area, and Height Requirements:

Construction for these units will be in conformance with the approved site plan.

Dimensional Requirements:

The new structure will be required to meet the setbacks established on the approved site plan.

Public Facilities:

Engineering plans for any required water or sewer improvements will be constructed in accordance with the Osage Beach Design Guidelines and must be reviewed and approved by the necessary City Officials during the Building Permit process.

Access:

Access shall be derived from an entrance to the property off Red Bud Road. Any required roadway improvements must be reviewed and approved by the City.

Parking:

All development shall adhere to Osage Beach off-street parking requirements at the time that it is constructed.

Buffering and Screening:

No additional buffering or screening is required. Waste cans or dumpsters shall be placed in a location as to have minimal visual impact to the surrounding properties and conform to the general practice and placement of the other facilities within the corridor.

Exterior Lighting:

Exterior lighting shall be designed, located, and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing or proposed residential area(s). Additionally, all exterior lighting shall be so arranged and shielded to confine all direct light rays within the boundaries of the subject property.

Signage:

Any proposed signage will be required to get a sign permit from the city. At such time that an application is filed, a site plan and engineering will be submitted to assure the signs compliance with the city's sign code for on premise residential signage.

Maintenance of Open Space and Common Areas:

The maintenance of common area and facilities within the property shall be the responsibility of the property owner(s) and/or the property management administrators.

Platting:

All platting of property will be required to be in conformance with the Osage Beach Subdivision Code.

Final Development Plan:

The submitted site plan will serve as the Final Development Plan.



Date Received:
Case #:

12/17/21

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: BAC, LLC Phone: 573-280-8316

Address: P.O. Box 966 City: Lake Ozark State: MO Zip: 65049

List all owners of the property. If corporation or partnership, list names, addresses and phone numbers of principal officers or partners:

Bruce Christy - see above

2. Name of landowner's representative, if different from above: see above Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

3. All correspondence relative to this application should be directed to whom? Bruce Christy

Address: P.O. Box 966 City: Lake Ozark State: MO Zip: 65049

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):

Address: _____ City: _____ State: _____ Zip: _____

Lots 4 & 5 Glaize Point

5. Do you have a specific use proposed for this property? ☒ Yes ☐ No

Explain all uses: Duplex for two dwellings

6. Area of property in square feet or acres: 15,128 sq. ft.

7. Current zoning classification: C-1

8. Sources of utilities: Water: City of Osage Beach Gas: unknown

Sewer: City of Osage Beach Electric: Ameren

9. Proposed zoning classification: R-2

10. How long have you owned this property? since 4-9-21

11. Current use of property (describe all improvements): unimproved

12. Current use of all property adjacent to subject property: North: C-1

South: Lake East: C-1 West: C-1

13. If zoning district or comparable use that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location:

14. Do you own property abutting or in the vicinity of the subject property? ☐ Yes ☒ No

If yes, where is the property located and why was it not included with this application?

15. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification? ☐ Yes ☐ No

If yes, please remit copy of restrictions with Recorder of Deeds Book and Page number.

16. To your knowledge, has any previous application for the reclassification of the subject property been submitted? ☐ Yes ☒ No

17. How, in your opinion, will the rezoning affect public facilities (sewer, water, schools, roads, etc.), and what mitigating measures are proposed to address these problems, if any? Please include a letter from or regarding, City Engineering Department reviews of proposed zoning.

Do not foresee any negative affect.

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any?

Do not foresee any negative affect.

19. List the reasons why, in your opinion, this application for rezoning/special use permit should be granted (may be left blank if adequately described in letter to Planning Commission):

To improve neighborhood and increase city revenue with less impact than the current commercial zoning.

Notary Information

State of Missouri)
County of Camden) ss

I, BRYAN A. CUNY, OWNER, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

[Signature]
Signature Owner/Applicant:

Date: 12/17/21

Subscribed and sworn to before me on this 17th day of December, 2021.

Melinda D. McDowell

Notary Public: 6-21-23

My Commission Expires:

Person Accepting this Application:



MELINDA D. MCDOWELL
My Commission Expires
June 21, 2023
Pulaski County
Commission #1542464

****Applications not properly signed and notarized may be removed from the Agenda and returned to the applicant via regular mail ****

CITY OF OSAGE BEACH
PLANNING DEPARTMENT
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 Phone - 573-302-0528 FAX

12/17/21

To the Planning Commission

I purchased the property
Lots 4 & 5 Glaze Point in Osage
Beach MO in 2021. Zoned Commercial
I had intentions of using it
that way but after hours with
engineers and other business
owners in Osage Beach I decided
there is not enough parking
by water or land for commercial
use. Therefore I am requesting
a special use permit for a
duplex which I plan to live in
one half of it. Thank you for
reviewing my application

Sincerely,
EACE Christy



Special Use Permit Case 412
Location Map

SITE PLAN

Location: Lots 4 & 5, "GLAIZE POINT"
Surveyor: Allen Surveying, Inc.
Owner: BAC, LLC

Bk. 652, Pg. 932
COMMERCIAL PROP & DEV LLC

