# 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
AMENDED
**June 13, 2023 - 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**

**ELECTION OF OFFICERS**

**APPROVAL OF MINUTES**

A. Motion to Approve May 9, 2023 Minutes

**NEW BUSINESS**

A. Rezoning Case 422 Lakeport Village, LLC.

**REPORTS**

HUSCH BLACKWELL

May 18, 2023

**VIA HAND DELIVERY**

City of Osage Beach
Planning Department
Attn: Cary Patterson
1000 City Parkway
Osage Beach, MO 65065

RE: Lakeport Village Amusement Park ("**Oasis at Lakeport**") Rezoning Application

Dear Cary Patterson:

On behalf of Lakeport Village LLC (the "**Applicant**"), please find enclosed with this letter, a rezoning application (the "**Application**") and a site plan for the parcels located in the general vicinity of Jeffries Road and Highway 54 (as further defined in the Application, the "**Area**"). The Application requests a rezone from the Area's current zoning classification of C-1 or General Commercial District to the proposed zoning classification of E-3 or Entertainment District 3.

The Applicant seeks to rezone the Area in anticipation of its development of an amusement park to be known as Oasis at Lakeport ("**Oasis at Lakeport**" or the "**Project**"), which will be a part of a larger development of a family friendly resort and entertainment district. The Area's current zoning classification will not allow the development of the Project because the Project is anticipated to include an outdoor area, amusement rides such as a Ferris wheel, an arcade, restaurants, and more. The current zoning classification of C-1 only allows for general commercial, and with the development of numerous outdoor entertainment activities such as a Ferris Wheel, the Project will require a E-3 classification in accordance with the municipal code of the City of Osage Beach, Missouri (the "**City**"). Without a rezoning of the Area, the Project's feasibility cannot occur.

The rezoning of the requested Area will bring numerous community and economic benefits to the City. The Project is expected to enhance the curb appeal and remediate the blighted conditions of the Area, increase tourism to the City, and generate additional tax revenues within the Area, which will greatly benefit the City. Furthermore, the development of the Project is anticipated to transform an underutilized area of the City suffering from blight into a premier tourist destination in the Midwest. The Project is expected to remove the deteriorated buildings, improve the structural support within the Area, and attract future economic development to the City. The Project will provide a range of opportunities, including but not limited to, new employment opportunities for residents, the creation of new commercial spaces for new businesses located in the City, and new tourist activities for visitors to the City. Furthermore, the Project is anticipated to attract thousands of guests each year, and this increased tourism is projected to provide a significant increase in sales tax revenues, which will greatly benefit the City.

Additionally, the Project is in furtherance of the City's comprehensive plan and is in accordance with the Future Land Use Map prepared by the City.

While the Project is anticipated to bring many community and economic benefits to the City, the Applicant has also taken steps to make sure the Project has properly addressed its impact on public facilities and adjacent property owners. The Applicant is working closely with the City's various internal departments, including the Department of Public Works, the City Engineering Department, and various City staff, including the Director of Planning, to ensure the City is actively involved in the planning and development of the Project, to make sure that all public facilities are properly protected, and any potential problems are mitigated. This review includes City officials reviewing site plans, engineering plans, and surveys for the Project. Furthermore, the Applicant is working with Missouri Department of Transportation and traffic consultants to address the concerns of the increased traffic on Highway 54 and Jeffries Road. The Applicant is also working with the City to address any additional site or pedestrian infrastructure needs that will be needed in connection with the Project.

If you should have any questions, please do not hesitate to contact me either by phone at 314-345-6267 or by email at Patrick.Eckelkamp@huschblackwell.com.

Kindest regards,

HUSCH BLACKWELL LLP

*Patrick Eckelkamp*

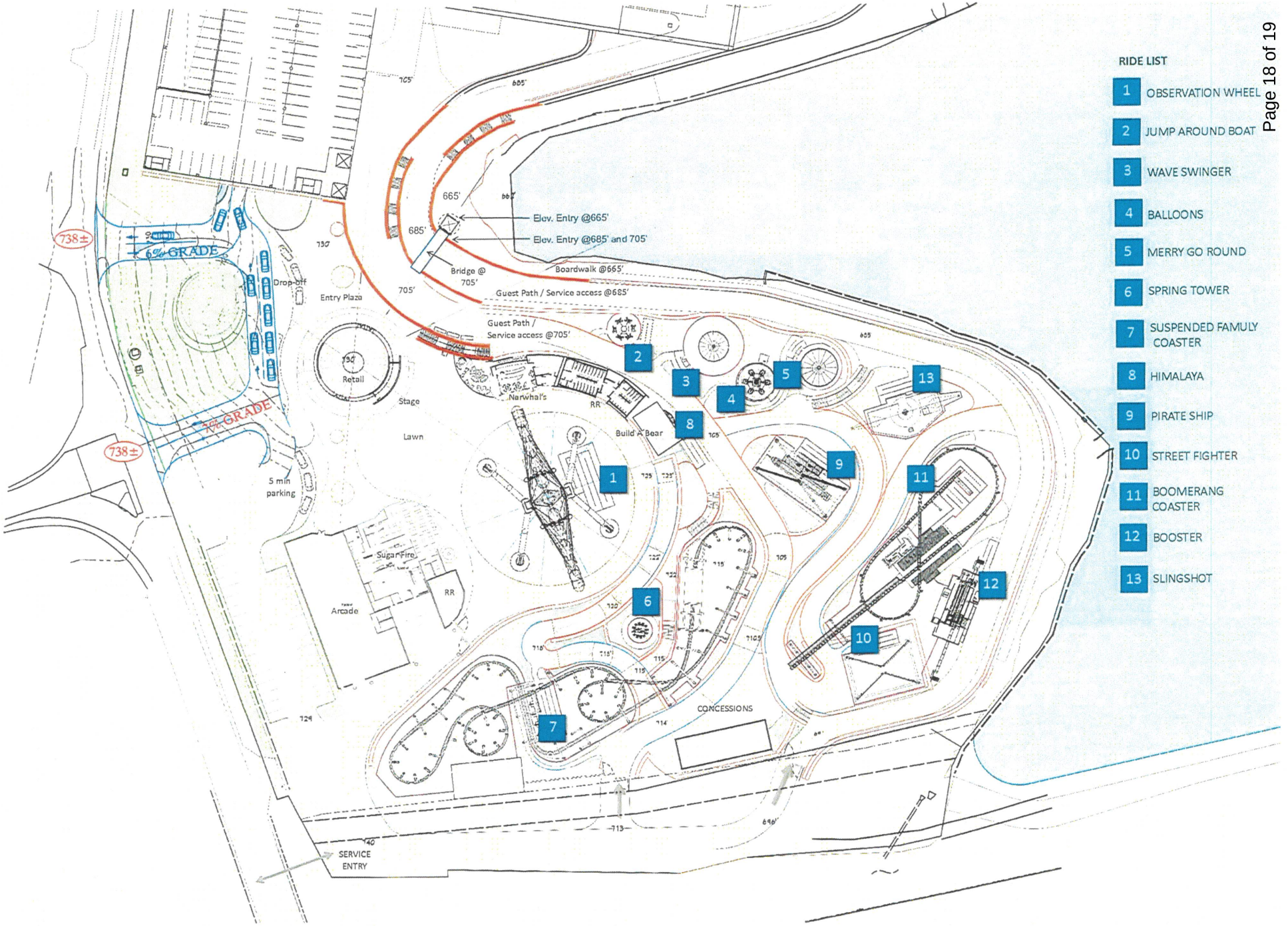
Patrick J. Eckelkamp

Enclosures

cc: Jeff Tegethoff, authorized representative of the Applicant (via email)
David Richardson, Counsel for the Applicant (via email)
Ryan Schweissguth, Cochran Engineering (via email)
Elliot Reed, Cochran Engineering (via email)
Al Mers, Co-Managing Partner of Skyview Partners (via email)
Todd Schneider, Co-Managing Partner of Skyview Partners (via email)
Mark Spykerman, Counsel for the City (via email)
Cole Bradbury, City Attorney (via email)

NORTH

**Rezoning Case**
**422 Location Map**




OASIS AT LAKEPORT | SCHEMATIC DESIGN | April 26, 2023

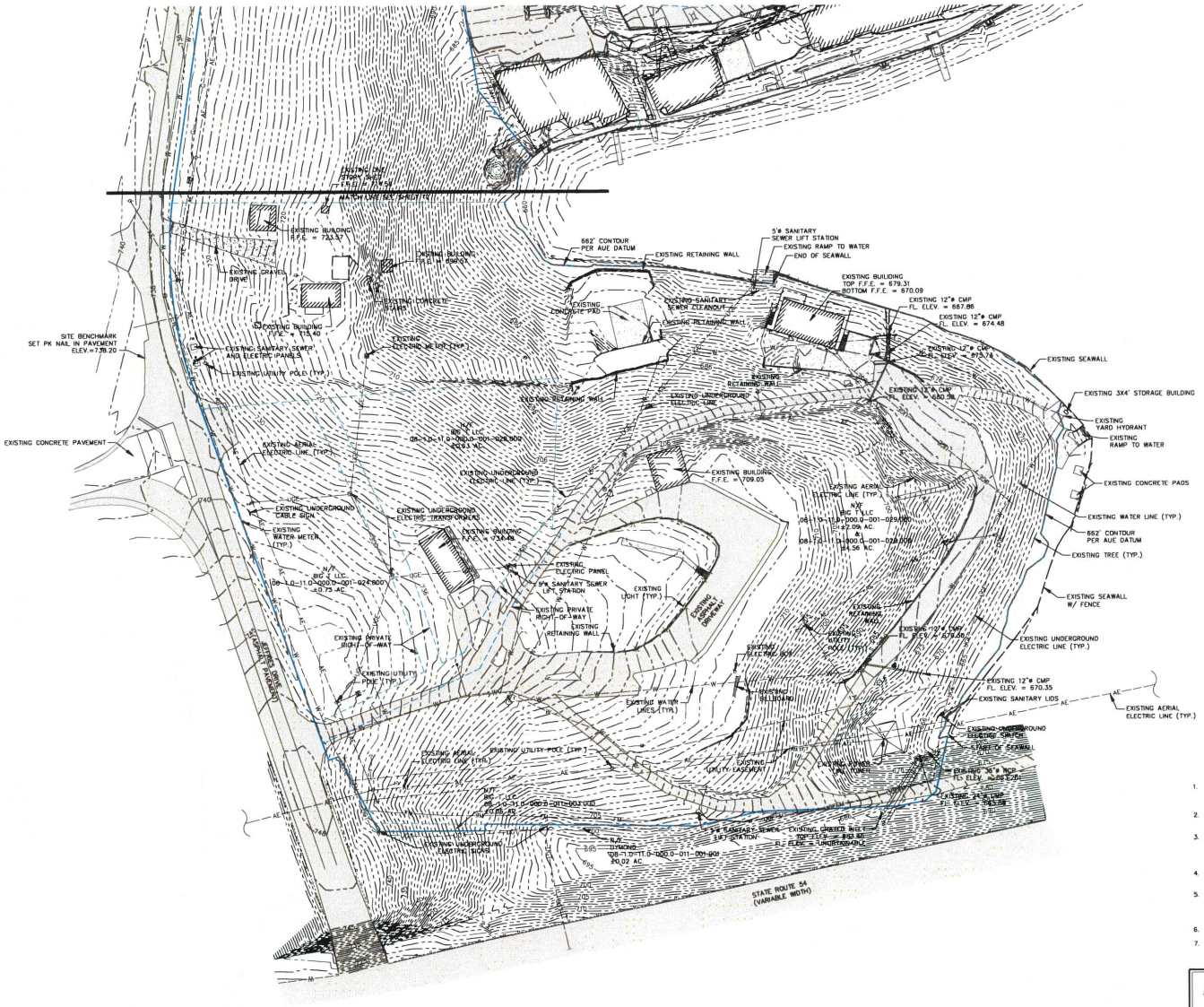
OVERALL SITE PLAN - PROGRESS

SCALE: 1" = 50'

SHEET NO. A2.1

TJCO PLANNING + DESIGN WWW.THEJCO.COM

# TOPOGRAPHIC SURVEY




50 0 25 50 100

1"=50'

## LEGEND

- PROPERTY LINE
- EASEMENT LIMITS
- BUILDING/SETBACK LINE
- BOUNDARY ADJOINER
- CENTERLINE
- WATER LINE
- RETAINING WALL
- ARIEL ELECTRIC
- TREELINE
- UNDERGROUND ELECTRIC
- GAS LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- SANITARY CLEANOUT
- LIGHT
- SIGN
- TREE
- SITE BENCHMARK
- GRAVEL SURFACE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GUARD RAIL

## NOTES

1. BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK AND MONUMENTS FOR STATION ML-46.
2. SITE BENCHMARK IS A SET PK NAIL IN PAVEMENT AS SHOWN HEREON. ELEV. = 738.20 (AMEREN U.E. DATUM).
3. FLOOD ZONES: THIS PROPERTY LIES WITHIN OTHER AREAS ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 29029C0120C FOR CAMDEN COUNTY, MO AND INCORPORATED AREAS, REVISION DATE 8-18-2011.
4. THIS SITE IS ZONED C-1 GENERAL COMMERCIAL DISTRICT BY THE CITY OF OSAGE BEACH, MISSOURI.
5. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
6. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
7. FIELDWORK WAS PERFORMED BY J.L.W. IN DECEMBER 2022.

**PRELIMINARY DRAWING**

FOR REVIEW PURPOSES ONLY

NOT TO BE USED FOR CONSTRUCTION


OCHAAN
530A E. Independence Dr.
Union, Missouri 63084
636-584-0540 (tel.)
636-584-0513 (fax)
mail@ochaan.com
Civil Engineering • Land Surveying • Architecture • Site Development • Water Treatment • Master Planning


Missouri State Certificate of Authority Numbers:
Survey : 000380
Engineering : 001655
Architecture: 2002014240

Three working days prior to any excavation call 1-800-DIG-RITE for utility locate notification.

All OSHA rules & regulations applicable to excavation & construction required by these plans shall be complied with.

SITE IMPROVEMENT PLANS
OASIS AT LAKEPORT
OSAGE BEACH, MISSOURI

| DRWN BY | APPD BY |
|---|---|
| JNP | |
| DATE | |
| 04-19-23 | |
| SCALE | |
| 1"=50' | |
| PROJ NO. | |
| 22-9207 | |
| DWG NO. | |
| T1 | |

TOPOGRAPHIC SURVEY