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

August 13, 2024 - 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 minutes June 11, 2024

NEW BUSINESS

A. Rezoning Case 424 Topsider LLC.

REPORTS

ADJOURN

Date Received: _____
Case #: _____

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Topsider Condominiums, LLC Phone: (314) 680-0681

Address: 10837 Midwest Industrial Blvd City: St. Louis State MO Zip: 63132

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

Stuart Dabbs (314) 680-0681 523 Center Street Edwardsville, IL 62025	Chris Ahring (573) 701-3121 #7 Sugar Creek Lane Edwardsville, IL 62025	Richard Friend 903 Green Trail Farmington, MO 63640

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

Address: City: State: Zip:

3. All correspondence relative to this application should be directed to whom? Stuart Dabbs

Address: 523 Center Street City: Edwardsville State IL Zip: 62025

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

Address: 1065 Topsider Lane City: Osage Beach State MO Zip: 65065

NE Corner of HWY 54 Grand Glaize Bridge.

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

Explain all uses: Condominium Area: 5 buildings totaling 146 units on 370,070 ft2 (8.5 acres) of the property.

Commercial Area: Hotel and Sit Down Facility as required by City and other Commercial Uses 186,715 ft2 (4.29 acres)

6. Area of property in square feet or acres: 556,775 ft² or 12.78 acres

7. Current zoning classification: C-1 & C-1b with PUD 1 overlay for the development of condominiums, a hotel & a restaurant

8. Sources of utilities: Water: City of Osage Beach Gas: Summit Natural Gas

Sewer: City of Osage Beach Electric: Ameren Missouri

9. Proposed zoning classification: None, Amend PUD to increase condominium units from 139 units to 146 units

10. How long have you owned this property? 3 years and 1 month

11. Current use of property (describe all improvements): Condominiums with future hotel and restaurant

12. Current use of all property adjacent to subject property: North: Residential & Commercial

South: US Highway 54 East: Commercial West: Commercial Condominiums

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

Condominiums exist nearby

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.

The necessary infrastructure improvements have been installed to support the 6 additional units.

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

No problems are foreseen.

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):

The request for 6 additional condominium units will not change the overall scope of the project for mixed-use development. The space necessary for parking and the additional units is available on site without reducing the commercial part of the development.

Notary Information

State of Missouri }
ss
County of Camden }

I, Stuart Dabbs, 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 Owner/Applicant: Date: 7/10/24

Subscribed and sworn to before me on this 10th day of July, 20 24

Notary Public: Jill McDowell

My Commission Expires: 2-24-25

Person Accepting this Application:

JILL MCDOWELL
Notary Public, Notary Seal
State of Missouri
Saint Louis County
Commission # 21734990
My Commission Expires 02-24-2025

***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