

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

July 8, 2025 - 5:30 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 the minutes from April 8, 2025.

NEW BUSINESS

- A. Rezoning Case 427, RWK Real Estate, LLC., requesting an amendment of PUD 210 for additional commercial and residential use.

REPORTS

ADJOURN

Remote viewing link:

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
April 8, 2025

CALL TO ORDER

Commissioner Ebling called the Planning Commission of the City of Osage Beach, Missouri to order at the regular meeting on April 8, 2025, at 5:35 pm at City Hall.

ROLL CALL

The following Commissioners were present:

Chairman Susan Ebling,
Mayor Michael Harmison
Chad Carlson
Tony Stuart
Alan Blair
Angie Schuster
Luke Hagedorn

Absent

Alderman Bob O'Steen
Bill Mackay
Chad Kautz

APPROVAL OF MINUTES

Mayor Harmison made a motion to approve the minutes from January 14, 2025. This motion was seconded by Commissioner Stuart. Motion passes with a voice vote. Commissioner Hagedorn abstained.

NEW BUSINESS

Rezoning Case 426, JM Corners, LLC., requesting a Rezoning of the Subject Property from A-1 (Agriculture) and R-1b (Single Family) to C-1 (General Commercial)

Date:	April 8, 2025	Case Number:	426
<u>Applicant:</u>	JM Corners, LLC.		
<u>Location:</u>	Approximately 600 feet off of Osage Beach Parkway on Rowan Road		
<u>Petition:</u>	Rezoning from A-1 (Agriculture) and R-1b (Single-Family) to C-1 (General Commercial)		
<u>Existing Use:</u>	Vacant Property		
<u>Existing Zoning:</u>	A-1 (Agriculture) and R-1b (Single-Family)		
<u>Tract Size:</u>	Approximately 2.92 acres		

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 General Commercial	54 Corridor
<u>South:</u>	C-1 General Commercial	Parkway frontage businesses
<u>East:</u>	C-1 General Commercial	Parkway frontage businesses
<u>West:</u>	C-1 General Commercial	Parkway frontage businesses

The Osage Beach Comprehensive Plan

Designates this area as appropriate for: Heavy Traffic Commercial

<u>Rezoning History</u>	<u>Date</u>
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Original City zoning adoption

Utilities

<u>Water:</u> City	<u>Gas:</u> Summit
<u>Electricity:</u> Ameren	<u>Sewer:</u> City

Access: Property derives access via Rowan Road

Analysis:

1. The applicant is the owner of the parcels in question. The subject property includes a single parcel that the applicant acquired in the last few months. The subject property is zoned R-1b (Single Family) and A-1 (Agriculture) as it was zoned with the initial zoning of the community in the 1980's.
2. The property fronts Rowan Road and is adjacent to the 54 Expressway Right of Way near the Case Road interchange. The Osage Beach Parkway corridor contains a mixture of commercial uses.
3. Currently the subject property is vacant with the applicant having received a Site Development Permit to clear and level it. The parcel was initially part of a larger tract of land but was cut off from the larger tract when the 54 Expressway was constructed.

Department Comments and Recommendations:

The subject property is located between the 54 Expressway and Osage Beach Parkway. It is certainly a property that has no business being zoned for residential and agriculture uses. As you can see, it is surrounded by properties zoned C-1 (General Commercial) with current land uses that match that zoning designation. This is legitimately a property that needs to be rezoned to C-1 (General Commercial) as is being requested. **With this in mind, the Planning Department recommends approval of this request.**

Commissioner Schuster made a motion to approve Case #426. This motion was seconded by Commissioner Hagedorn. Motion passes with voice vote.

REPORTS

City Planner Cary Patterson welcomed Luke Hagedorn to the Planning Commission.

ADJOURN

Commissioner Stuart made a motion to adjourn the meeting at 5:37pm. The motion was seconded by Commissioner Schuster. Motion passed unanimously with a voice vote.

I, Tara Berreth City Clerk 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 April 8, 2025.

Tara Berreth/City Clerk

Angie Schuster/Planning Commission Secretary

****All meetings may be viewed on Facebook and YouTube for more details.**

**PLANNING DEPARTMENT
REPORT TO
PLANNING COMMISSION**

Date:	July 8, 2025	Case Number:	427
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Applicant: RWK Real Estate LLC.

Location: Northeast Corner of Dude Ranch and Nichols Road.

Petition: To amend PUD 210 for additional commercial and residential use.

Existing Use: Vacant Commercial and Golf Course property.

Zoning: PUD 210
Golf Course/ Open Space
C-1 General Commercial

Tract Size: 18.99 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 General Commercial R-1a Single Family	Shop buildings/residential Dogwood Park Estates
<u>South:</u>	PUD	Vacant Golf Course/Residential
<u>East:</u>	PUD	Vacant Golf Course/Residential
<u>West:</u>	R-1a Single Family	Woodland Cove Subdivision

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

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
	PUD 125	April 1994
	PUD 180	January 1997 (withdrawn)
	PUD 197	April 1998
	PUD 210	April 1999

Utilities

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

Access: Property has frontage on Nichols Road, Dude Ranch Road, and Dogwood Lane.

Analysis:

- 1) The applicants are the owners of the 18.99 acres in question. The property is currently zoned C-1 (General Commercial) and PUD for Commercial and Golf Course/Open Space uses. Because the golf course is no longer in operation, the previous owners have begun selling off the properties that were once part of the facility. The applicant purchased the subject property with the intent to repurpose the portion of the land, that is dedicated for golf course use, for a new boat sales and service location for their business and some additional single-family housing on the Dogwood Lane Frontage.
- 2) The applicant is requesting an amendment to the current PUD that expands both the Commercial and Residential uses within the subject area. The applicant is proposing to increase the commercial property, from the, approximately, 7.6 acres that exists today, to 11.06 acres and to also add an additional 3.83 acres of single-family property, or three additional lots, to the Dogwood Lane frontage.
- 3) The access into the commercial property will be derived from Nichols Road and Dude Ranch Road, while the residential will be accessed exclusively from Dogwood Lane
- 4) The character of surrounding development is mixed with mostly residential on the local streets with commercial uses scattered within the properties that front Nichols and Dude Ranch Road. It is also worth noting the nearly 200 acres of undeveloped land that was previously the location of the Sycamore Creek Golf Course. That property is currently available for purchase and will, without a doubt, be home to a mixed-use development in the coming future.
- 5) The proposed development will be required to meet the zoning code requirements of the specific zones that each use falls in unless otherwise listed with the PUD permitted uses. All construction is required to meet the Building Codes that have been adopted at the time in which the Building Permit is issued for each specific building. The Osage Beach Design Guidelines will be followed in the design and construction of the developmental services (sewer, water, streets, etc.).

Department Comments and Recommendations:

The PUD is a zoning tool to offer flexibility within the rigid zoning districts by allowing mixed-use developments that adhere to the goals and objectives of the Comprehensive Plan. In this situation we have a portion of the property that was once home to the Sycamore Creek Golf Course. Now that the golf facility is no longer in operation, we are seeing the properties purchased for new uses. In this case, the applicants are requesting to expand the commercial and residential uses, that were already approved for the subject property, into the portion of the land that was used for hole number 17 and its possible expansion. As part of this request, a 4.14-acre buffer property will remain between the commercial and residential properties leaving 300 to nearly 600 feet of wooded area between the proposed commercial property and the existing homes.

Keep in mind that once this request is approved, the only development that can take place within the PUD District are those that conform to the permitted uses and regulations of the PUD itself. This includes everything from facility construction to infrastructure development.

The Comprehensive Plan recommends moderate density residential for the subject property. It is worth noting that this property was rezoned under the previous Comprehensive Plan which at the time called for Low Density Single Family.

Keeping in mind the existing conditions of the subject property, I believe the proposed amendment will be a benefit to the developer while still accomplishing the goals of the community and protecting the surrounding property owners; **the Planning Department recommends approval of this request subject to the following provisions:**

Permitted Uses within the C-1 Property:

Boat sales and Service, retail sales and service facilities, restaurant, convenience, and office uses and their accessories as provided by the regulations of the C-1 Zoning District.

Any other proposed use that deviates from the uses permitted in the above-listed regulatory document will require an amendment to the approved PUD.

Permitted Uses within the R-1 Property:

Single-Family Residential as regulated by the R-1b Zoning District.

Access to the residential lots will be derived exclusively from Dogwood Lane.

Construction:

Construction shall be in accordance with the Building Codes as adopted by the City of Osage Beach at the time of Building Permit acquisition for each individual facility.

Bulk, Area, and Height Requirements:

Shall be in conformance with the Building Code, the final PUD document, and the Project Development Plan.

Public Facilities:

Engineering plans for water, streets, and sewer improvements will be submitted with the required permit applications or plats. 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.

1. 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.
2. Any infrastructure to be dedicated to the City of Osage Beach into any of the public systems must go through the required procedure for acceptance by the City.

Access:

Access shall be derived from Nichols and Dude Ranch Roads for the commercial uses and exclusively from Dogwood Lane for the residential uses. If street upgrade is required to provide capacity for the development, the developer will be responsible for the design and installation of the required infrastructure. All street construction or improvements to the existing roads must conform to the city design guidelines.

Parking:

All development shall, at minimum, adhere to Osage Beach off-street parking requirements.

Buffering and Screening:

Buffering and screening shall be required as per the Osage Beach Zoning Code for the C-1 (General Commercial) and surrounding zones. The buffer zone, between the commercial and residential properties, that is proposed in this request, must be maintained and cannot be developed.

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 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 for the specific designation for each roadway (thoroughfare, collector, local etc.). Applicants should coordinate with the City's Engineering Department on street lighting installations.

Signage:

All signage within the PUD District will be required to meet the city sign code and a permit must be acquired from the city prior to construction or placement of all signage whether it is a development wide or individual facility sign.

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 to review during the platting process.

Final Development Plan:

1. A final PUD development plan for the property has been submitted to the Planning Department and is enclosed in your packet. The final development for the individual lots will be submitted and reviewed during the Building Permit process. The submitted document is in line with the recommendations within this report and is ready for the Planning Commission to review and make a recommendation to the Board of Aldermen.

Any necessary platting will require complete review and approval as specified in the City of Osage Beach Subdivision Code.



Date Received: _____
Case #: _____

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: RWK Real Estate LLC Phone: 573-216-6380

Address: 5250 Dude Ranch Road City: Osage Beach State: MO Zip: 65065

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

Ryan Kelly - 5250 Dude Ranch Road Osage Beach MO 65065 - 573-216-6380

Kyle Kelly - 5250 Dude Ranch Road Osage Beach MO 65065 - 573-216-3620

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

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

3. All correspondence relative to this application should be directed to whom? Ryan and Kyle Kelly

Address: 5250 Dude Ranch Road City: Osage Beach State: MO Zip: 65065

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: _____

See attached Survey Plat

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

Explain all uses: C-1 General Commercial, R-1 Single Family Residential

6. Area of property in square feet or acres: 18.99 Acres

7. Current zoning classification: Planned Unit Development

8. Sources of utilities: Water: City Utilities Gas: Summit Natural Gas

Sewer: City Utilities Electric: Ameren UE

9. Proposed zoning classification: Planned Use Development - Revision

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

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

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

South: Old - Golf Course East: Residential West: Residential

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:

Currently the land is in an approved PUD, the Owner wants to designate Single Family lots, and adjust existing commercial

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.

There are adequate public utilities near the area to service the development, the rezoning will not affect those facilities.

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

The rezoning will not affect adjacent property as the PUD already includes C-1 lots and the R-1 lots mirror the neighboring lots

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):

This revision is to an existing PUD and the revision does not increase zoning above what is already approved

Notary Information

State of Missouri }

ss

County of Camden }

I, Ryan & Kyle Kelly, 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: [Signature] Date: _____

Subscribed and sworn to before me on this 19 day of June, 20 25

Notary Public: [Signature]

My Commission Expires: 10-10-2025

Person Accepting this Application: _____



****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



June 20, 2025

Cary Patterson
City of Osage Beach – City Planner
1000 City Parkway
Osage Beach, MO 65065

RE: RWK Real Estate LLC – Shamrock Subdivision PUD Modification

Dear Cary Patterson:

On behalf of RWK Real Estate, LLC, I respectfully request the modification of Sycamore Creek Subdivision, A Planned Unit Development, a 138.2-acre tract of land originally zoned as a PUD. The original PUD included Sycamore Creek Golf Course, Light Density Residential, Moderate Density Residential, High Traffic Commercial and Open Space – Golf Course. The property is located on the corner of Nichols Road and Dude Ranch Road. There are currently the remaining portions of Sycamore Creek Golf Course to the south within the PUD. There is also R-1 Single Family Residential to the West, North, and East.

The purpose of the rezone is to provide three R-1 residential lots and to modify a portion of the Open area into additional C-1 General Commercial Area, totaling 18.99 Acres. The C-1 General Commercial lot is proposed to have a 160' x 240' building. The building will be constructed within the setback requirements for C-1 and no variances will be necessary for the project. Immediate surrounding properties shall have a natural, vegetative buffer of at least 200 feet between them and the commercial building.

Water and Domestic Sewer collection will be provided by City of Osage Beach existing infrastructure.

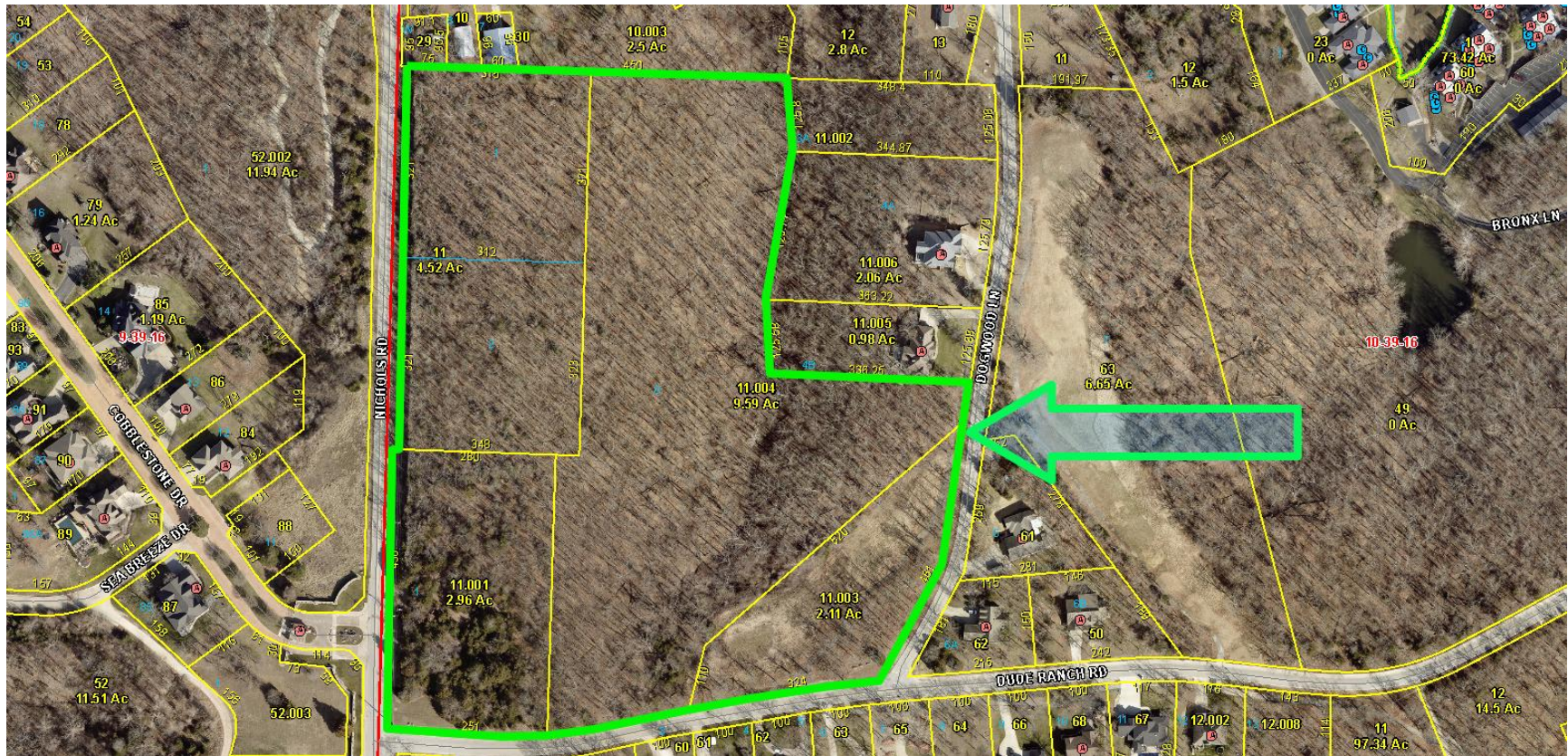
This modification of the Sycamore Creek Subdivision, A Planned Unit Development is proposed to have little impact to surrounding area and provides a blended transition into the existing neighborhood.

Please feel free to contact me if you have any other questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ethan K. Shackelford", with a long horizontal flourish extending to the right.

Ethan K. Shackelford, PE
Project Engineer



Rezoning Case 427
Location Map

"WOODLAND COVE SUBD."

(N 01°33'E P.)
N 01°14'26"E 643.1' FLD.

CHOLDS ROAD (LAKE RD. 54-56) 40' R/W

(N 01°54'11"E 468.08' FLD.)
(N 01°44'E 470.0' P.)

LOT 1, "SYCAMORE
CREEK ESTATES"
NOT IN SUBDIVISION

LOT 1
100,852 Sq. Ft.

HIGH TRAFFIC COMMERCIAL
4.6 AC

LOT 2
100,219 Sq. Ft.

(S 88°00'E P.)
S 88°00'31"E 309.58'

FND. I.P. 280.0' FND. I.P.

(S 01°45'08"W 470.0' FLD.)
(S 01°47'W P.)

321.56'
321.55'
321.60'
323.04'
S 01°43'24"W 644.59'

460.07'

LOT 8
572,141 Sq. Ft.

OPEN SPACE - GOLF COURSE
13.1 AC.

SW 1/4, NW 1/4
SEC. 10-39-16

LOT 3
52,028 Sq. Ft.

MODERATE DENSITY RESIDENTIAL
2.3 AC.

LOT 4
48,746 Sq. Ft.

LOT 5
36,020 Sq. Ft.

LOT 6A
24,886 Sq. Ft.

LIGHT DENSITY RESIDENTIAL
1.2 AC.

LOT 6
29,508 Sq. Ft.

191.98' FLD.
(191.8' P.)
63.74'
N 00°28'57"E

67.35'
N 03°54'57"W

A=182.80'
A=241.50'
R=1145.13'
A=245.72'

88°16'36"E
208.64'
A=54.48'

180.19'
S 88°16'36"E

10' SEWER & WATER ESM'T.
313.30'

10' IRRIGATION ESM'T.
224.62'

S 37°14'42"
278.15'
S 85°02'00"W 261.39'
146.39'

115.00'

N 04°58'
150.0'

10' ROAD CONST. ESM'T.
298.17'

296.70'
217.00"W

58.53'
68.30'

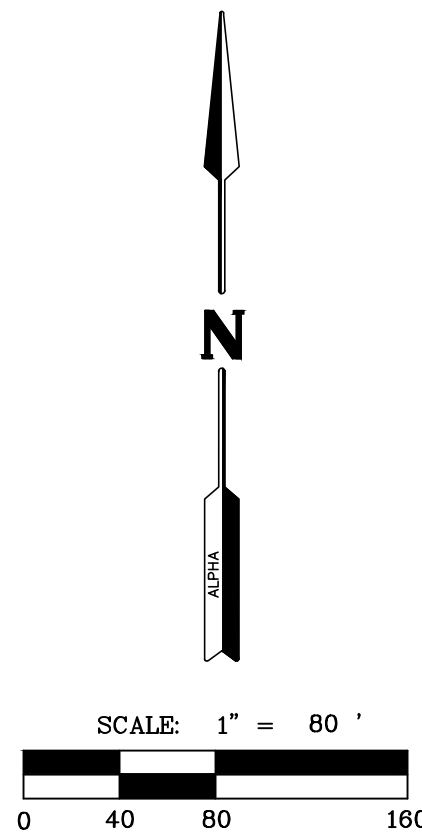
S 85°02'00"W

360.00'

95.52'
A=4.48'

SHAMROCK SUBDIVISION

LOTS 1, 2 & 8 ~ SYCAMORE CREEK ESTATES NORTH SUBDIVISON
SEC. 10, T 39 N, R 16 W
CAMDEN CO., MO



Legend:

Found Monument (As noted)	
Found Rebar (1/2", Except as Noted)	
Set Rebar (1/2", Except as Noted)	
Right of Way Marker	
Computed Position	
Telephone Riser	
Cleanout	
Water Valve	
Sewer Valve	
Street Light	
Fire Hydrant	
Power Pole	
Water Meter	
Cable Television Riser	
Electric Transformer	
Air Conditioner Pad	
Grider Pump	
Boundary Line	
Center Line	
Deed Line	
Section Line	
Sewer Service	
Water Service	
Asphalt Surface	
Aggregate Surface	
Concrete Surface	



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.67	1126.86	12°05'04"	N2° 32' 04"E	237.23
C2	179.06	617.60	16°36'41"	N84° 56' 20"E	178.43

Notes:

- Date of field work: April, 2025.
- The Professional Land Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose. There may exist other documents of record or not of record that may affect this surveyed parcel.
- The property owner names and recorded deed information were obtained from the County Recorder and/or County Assessor Office and are considered to be current. The Professional Land Surveyor makes no guarantees to the correctness of the deed or the current status of property ownership.
- Bearings are based on Plat/Deed of Record.
- Book and Page Numbers and Document Numbers refer to the Records of Camden County, MO.
- Elevations based on NAVD '88.
- Buried utilities shown per Missouri One Call Ticket Numbers: 251194553, 251194554, & 251194555.

REV:	Field Crew
Drawn By:	SC
CCS	Approved By:
CCS	CCS
CAD File: 25-00149 Plat-B	
This drawing and the details on it are the sole property of the Surveyor and may be used for this specific project only. It shall not be loaned, copied, or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Surveyor.	

Alpha Engineering & Surveying, LLC
3048 Hwy. 52
Eldon, MO 65026
(573) 392-3312
Civil & Structural Engineering
Environmental
Land Surveying
Materials Testing



ALPHA ENGINEERING & SURVEYING, LLC.
MO State Certificates of Authority:
LS - 20200304755
E - 20200303612

The Professional Surveyor's seal affixed to this sheet applies only to material and items as shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this Surveyor, and this Surveyor expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

Seals:



Colton C. Schulte, PLS
MO # PLS 2024016360

Surveyor's Certification:
This is to certify that I, Colton C. Schulte, has made a survey of the above described tract of land, and that said survey conforms to the current minimum standards for property boundary surveys of the Missouri Board for Architects, Professional Engineers, and Land Surveyors, as defined for type Urban Class property.

If the Surveyor's seal is not colored red, this map is a copy and should be assumed to contain unauthorized alterations. The certification contained on this document is granted to those persons or institutions shown and shall not apply to any copies. All information should be disregarded unless verified by the Registered Land Surveyor whose signature appears hereon.

Survey For:

Ryan & Kyle Kelly
5250 Dude Ranch Rd
Osage Beach, MO 65065

Date: 6/19/25
Scale: 1" = 80'

Project Number: 25-00149

Sheet Number: 1 of 1