

THE CITY OF OSAGE BEACH, MISSOURI
PLANNING COMMISSION MINUTES OF THE REGULAR MEETING
January 14, 2025

CALL TO ORDER

Mayor Harmison called the Planning Commission of the City of Osage Beach, Missouri to order at the regular meeting on January 14, 2025 at 5:30 pm at City Hall.

ROLL CALL

The following Commissioners were present:

Mayor Michael Harmison

Chad Kautz

Bill Mackay

Chad Carlson

Tony Stuart

Alan Blair

Angie Schuster

Absent

Alderman Bob O'Steen

Chairman Susan Ebling,

APPROVAL OF MINUTES

Commissioner Stuart made a motion to approve the minutes from December 10, 2024. This motion was seconded by Commissioner Kautz. Motion passes unanimously with a voice vote.

NEW BUSINESS

Special Use Permit Case 416 Richard R. Ellerman Requesting a SUP to construct a residential development in a Commercial Zone

Applicant: Richard R. Ellerman
Location: 5825 Lions Road
Petition: Special Use Permit to allow residential development in a Commercial District.
Existing Use: Vacant commercial property.
Zoning: C-1 (General Commercial)

Tract Size: 2.3 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use</u>
<u>North:</u>	C-1 (General Commercial)	Osage Beach Parkway Commercial Corridor
<u>South:</u>	I-1 (Light Industry)	Vacant Airport Property
<u>East:</u>	C-1 (General Commercial)	Vacant Commercial/ YMCA
<u>West:</u>	I-1 (Light Industry)N/A	Osage Beach Parkway Commercial Corridor

The Osage Beach Comprehensive Plan Designates this area as appropriate for: Commercial

Rezoning History

Case #

Date

None

Utilities: Water: **City** Electricity: **Ameren UE** Sewer: **City** Gas: **Summit**

Access: Property is accessed via Lions Road

Analysis:

1. The applicant is the owner of the property in question.
2. The character of the area is mixed containing airport uses, recreational (YMCA), and the Osage Beach Parkway commercial corridor.
3. The request is for a Special Use Permit to develop a rental residential use on the property that would include separate, single family type facilities. To accomplish this, the development will be regulated with the use and construction requirements established for the R-3 (Multi-Family) Zoning District.
4. The development will contain a maximum of thirty total units constructed on one, 2.3-acre, parcel of land. The homes will be rental units that will not be able to be sold separately because they will not be on individual lots. They will have a common parking lot facility similar to an apartment complex. A concept drawing has been included for the purposes of showing the ideology of the request, but a complete, engineered site development plan will be required, prior to construction beginning, if the request is approved.
5. As part of this request, Lions Road will be required to be improved to a hard surface roadway as required for existing local streets. The applicant intends to work with the neighboring property owners and the Osage Beach Special Road District to accomplish this requirement. The roadway improvement will need to be completed and approved by the City prior to Certificates of Occupancy being issued for the individual dwellings.

Department Comments:

The Comprehensive Plan recommends this property be used for commercial development. It is however worth considering a high density residential rental development such as this on these types of second-tier properties from the Osage Beach Parkway commercial corridor. The accessibility of the property does not lend to high traffic commercial development while allowing the development of rental dwellings can provide a use that works well with the surrounding uses. This is not a location that I would recommend development of a typical single family residential subdivision where each home is owned by an individual, but as a modified residential use as is being proposed, I believe it can be a benefit to the community and the property owner.

In a situation such as this, where the subject property is zoned commercial, I typically recommend going the route of the Special Use Permit as opposed to a straight rezone of the property. In situations like this, once the developers and their team get into the diligence and design phase of the project, it is not uncommon to find that the costs of development become cumbersome causing the property owner to reverse course. With commercial property, if that were to happen, it is better for the property owner and the City to have maintained the commercial zoning so that other opportunities for development can be reviewed.

With that in mind, the Planning Department recommends approval of this request for a Special Use Permit with the following regulations and requirements:

Permitted Uses:

Residential Uses shall conform to use, and construction requirements established for the R-3 (Multi-Family) Zoning District.

A maximum of thirty separate units will be allowed to be constructed per the required "Final Development Plan".

There will be a thirty-day minimum requirement for all rental units.

The units cannot be sold to separate individuals establishing separate ownership of the units. All of the units will be constructed on the common parcel with no dwellings on individual lots.

Commercial uses can be developed on the subject property until construction begins on the residential uses allowed by this Special Use Permit. If a commercial use is established on any portion of the property regulated by this Special Use Permit, the Special Use Permit will be deemed discontinued, and the residential uses allowed by this Special Use Permit will not be allowed to be developed without an amendment to the approved Special Use Permit being approved by the Osage Beach Board of Aldermen.

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:

Shall be in conformance with the International Building Code, the use and construction requirements established for the R-3 (Multi-Family) Zoning District, and the approved Final Development Plan.

Dimensional Requirements:

Shall be in conformance with the International Building Code and the use and construction requirements established for the R-3 (Multi-Family) Zoning District

Public Facilities:

Complete engineering and development plans, for any required public improvements, will be submitted as part of the permitting process. Those plans will be reviewed, by the City Engineer, for conformance with the Osage Beach Design Guidelines and shall be constructed as per the City Engineer's approval.

Access:

Access shall be derived from approved entrances from Lions Road.

Lions Road is required to be improved to a hard surface roadway as required for existing local streets. The roadway improvement will need to be completed and approved by the City prior to Certificates of Occupancy being issued for the individual dwellings.

Parking:

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

Buffering and Screening:

Shall conform to use, and construction requirements established for the R-3 (Multi-Family) Zoning District.

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 arranged and shielded to confine all direct light rays within the boundaries of the subject property.

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 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 district 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:

A complete, engineered Final Development Plan shall be prepared by a professional engineer and submitted for the City's review. This plan will meet all requirements needed for permitting the site development and construction of the complete project.

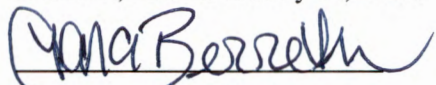
REPORTS

None

ADJOURN

Commissioner Stuart made a motion to adjourn the meeting at 5:42pm. 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 January 14, 2025.


Tara Berreth/City Clerk
Angie Schuster (Jun 5, 2025 15:45 CDT)

Angie Schuster/Planning Commission Secretary

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