



**AGENDA
PLANNING COMMISSION**

**Regular Meeting
April 11, 2017**

**6:00 p.m.
City Hall
1000 City Parkway
Osage Beach, Missouri**

REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES FROM THE January 10, 2017 MEETING**
- 4. NEW BUSINESS**
 - A) Rezoning Case No. 398 RFW Properties LLC.**
- 5. ADJOURN MEETING**

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

March 14, 2017

The Planning Commission of the City of Osage Beach, Missouri, met to conduct a regular meeting on March 14, 2017 at 6:00 p.m., at City Hall in said City. The following Commissioners were present: Mayor John Olivarri, Judith Cloyd, Don Chisholm, Michelle Myler, Tony Kim, Alan Blair, Nancy Viselli, and Jerry Fox. Alderman Tom Walker, Susan Ebling, and Roger Rand were absent. Also present were City Administrator Jeana Woods, City Attorney Ed Rucker, City Engineer Nick Edelman, City Planner Cary Patterson, and Department Secretary Brook Cason who kept a journal of the proceedings.

MINUTES:

On a motion made by Mayor John Olivarri and seconded by Michelle Myler, the minutes of the January 10, 2017 meeting were unanimously approved as submitted.

NEW BUSINESS:

A) Villas at Grand Glaize 20th Amended Plat

Subdivision Name: Villas at Grand Glaize 20th Amended Plat

Location: Behind and south of Highway 54 frontage between Winn (54-40) and Murphy (54-47) roads.

Section/Township/Range: 11/39/16

Applicant: Villas at Grand Glaize, L.P.

Surveyor: Allen Surveying

Total Size: Approximately 9,654 square feet.

Number of Lots: Four (4) town home footprints; zero lot line housing Lots 127, 128, 129, and 130

Zoning: PUD for Town Home Development

Surrounding Subdivisions:

North: Harper Fosters Subdivision

South: Harper Fosters Subdivision

East: Marcy's Subdivision/unplatted property

West: Amended Harper's Subdivision

Public Improvements:

Sewer, water, and street system to serve individual lots. Plans have been submitted and approved as part of the preliminary plat approval. Construction is underway; any improvements required for the lots proposed will require financial assurances filed with the Department if the improvements are not installed at the time of approval.

Department Comments:

The Planning Department has reviewed this plat for code compliance and found it to be in order.

The public improvements that service these lots have been installed. With that the Planning Department recommends approval of this plat.

Planner Patterson told the Commission this amended plat was the final of this major subdivision, all four lots are sold, and he recommends approval of this request.

Chairman Fox asked if there were any questions from the Commissioners or the audience. There being none he entertained a motion.

Don Chisholm made a motion to recommend to the Board of Aldermen to approve the Villas at Grand Glaize 20th Amended Plat, and James Handel seconded the motion. A roll call vote was taken, and unanimously passed.

B) Case No. 395

Judith Cloyd recused herself from Case No. 395, stating she was one of the property owners. She then left the dais.

Applicant: Steeple Keys, LLC

Location: +/- 350 feet south of Hwy 54 exit ramp stoplight on the east side of Passover Road

Petition: Rezoning from R-1b (Single Family) to C-1 (General Commercial)

Existing Use: Vacant

Existing Zoning: R-1b (Single Family)

Tract Size: +/- 1.131 acres

	Surrounding Zoning:	Surrounding Land Use:
North:	N/A	54 Expressway ROW
South:	C-1 General Commercial	Vacant Commercial
East:	C-1 General Commercial	Vacant Commercial
West:	C-1 General Commercial	Marina Investments, LLC

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

Rezoning History Date

None

Utilities

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

Access: Property derives access via Passover Road
Analysis:

1. The applicant is the owner of the 1.131 acre parcel in question. The parcel is currently zoned R-1b. It was zoned R-1b with the initial zoning of the community in the early 1980's.
2. The property is in close proximity to the Hwy 54 Expressway interchange for Passover Road. The area around the interchange has already begun its transition to an intensely commercial area. The property was previously the location of a home prior to the construction of the 54 Expressway.
3. Currently the subject property is a vacant piece of frontage property that is contiguous to a large commercial tract that is drawing interest for development. The subject property is necessary to derive access to the previously mentioned commercial tract.

Department Comments and Recommendations:

The subject property is the last tract that is contiguous to the Highway 54 ROW in this area that has yet to be rezoned. Obviously this tract is not an appropriate property on which to locate a single family residence. The intensely commercial nature to which the surrounding properties are developing dictates that the subject property should be appropriately zoned for the same type of developmental activity. **With this in mind the Planning Department would recommend approval of this request.**

Planner Patterson told the Commission this request needed to be approved prior to Rezoning Case 397 that would be discussed later.

Tony Kirn asked for clarification on the location of the property up for rezoning, and asked for zoning classifications of the adjoining properties.

Planner Patterson pointed out the location of the property, and explained that the property to the right was already zoned C-1 general commercial, and the other property was owned by MoDOT and doesn't having a zoning classification.

Chairman Fox asked if there were any more questions. There being none he entertained a motion.

Nancy Viselli made a motion to recommend to the Board of Aldermen to approve Rezoning Case 395, and Don Chisholm seconded the motion. A roll call vote was taken, and unanimously passed.

C) Case No. 396

Applicant: Old School Investment, LLC
Location: 4427 Osage Beach Parkway (former OB Elementary Facility)
Petition: Rezoning from R-1b (Single Family) to C-1 (General Commercial)
Existing Use: Vacant school facility
Existing Zoning: R-1b (Single Family)
Tract Size: 4.58 acres

	Surrounding Zoning:	Surrounding Land Use:
North:	R-1b and C-1	Church facility, commercial
South:	R-1b and C-1	Vacant Park/ Commercial
East:	C-1 General Commercial	OB Pkwy Commercial
West:	C-1 General Commercial	OB Pkwy Commercial

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

Rezoning History **Date**

None

Utilities

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

Access: Property derives access via Osage Beach Parkway

Analysis:

1. The applicant will be the owner of the 4.58 acre parcel in question by the March Planning Commission Meeting. The parcel is currently zoned R-1b as is common for properties on which a public school is located. The school is no longer located on the subject property which has a new owner who intends to use the property in a way more conducive to a property located on a commercial corridor. This, of course, is what necessitated the change in zoning designation.

2. The property is located on Osage Beach Parkway, which is currently the community's primary commercial corridor. The surrounding uses are predominately retail and commercial entertainment in nature.

Department Comments and Recommendations:

The subject property is the last tract that fronts Osage Beach Parkway. Obviously this tract is not an appropriate property on which to locate a single family residence or residences. The intensely commercial nature to which the surrounding properties are developed dictates that the subject property should be appropriately zoned for the same type of developmental activity. **With this in mind the Planning Department would recommend approval of this request.**

Chairman Fox asked if there were any questions from the Commissioners.

Tony Kirm spoke of advertising already being put on the building for a title company and law firm.

Planner Patterson answered in the affirmative and pointed out that Paul Curran could address any specifics, but specifics aren't needed for this type of request. Cary stated the Title Company and Curran Law Firm plan on moving into the building prior to 2018.

Chairman Fox asked if there were any more questions or concerns.

Dr. Michael Vierra came forward on behalf of the church inquiring about appropriate businesses using this location once it's rezoned. He used the example of a night club and wondered if it would need to have approval from the Commission.

Planner Patterson answered yes and no. No, because taverns, bars, clubs, and businesses of that sort cannot locate within 300 feet of a church. However, a restaurant that has a bar inside that makes a majority of its money from food, could locate there. There are definite stipulations in the City's code and schools and churches are protected by this.

Don Chisholm inquired about the cemetery and if it would be moved or fenced off.

Planner Patterson said that the cemetery could not be touched and it's not required to be fenced off.

Paul Curran commented that there was a decorative fence around the cemetery and they have no plans on doing anything with it.

Chairman Fox asked if there was anything from legal counsel.

Attorney Edward Rucker said the file was complete and ready for the Commission to make their decision.

With no further comments from Staff or Commission, Chairman Fox entertained a motion.

John Olivarri made a motion to recommend to the Board of Aldermen to approve Rezoning Case 396, and Michelle Myler seconded the motion. A roll call vote was taken and unanimously passed.

D) Case No. 397

Applicant: Passover Properties, LLC
Location: see enclosed location map
Petition: Rezoning from A-1 (Agriculture) to C-1 (General Commercial)
Existing Use: Vacant unincorporated property
Existing Zoning: Not currently zoned
Tract Size: 28.662 acres

	Surrounding Zoning:	Surrounding Land Use:
North:	N/A	54 Expressway ROW
South:	A-1 (Agriculture)	City Park
East:	N/A	Vacant unincorporated
West:	C-1 General Commercial	Vacant Commercial

The Osage Beach Comprehensive Plan Designates this area as appropriate for: N/A

Rezoning History **Date**

None

Utilities

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

Access: None currently

Analysis:

1. The applicant is the owner of the 28.662 acre parcel in question. The parcel is currently unincorporated meaning that it currently does not maintain a zoning district. The applicant has submitted an application to the City to consider annexation of the subject property. If the property is approved for annexation, it will, at that time, be given the City's most restrictive zone which is A-1 (Agriculture). This is done in accordance to State Statutes. If the Board approves the request for annexation, it can then act on the Planning Commission's recommendation and proceed with the review and decision on the request to rezone the property from A-1 to C-1.
2. As you have undoubtedly realized, two of the properties that are being reviewed currently are related, in that, they are both part of a larger developmental tract

that has gained interest for future commercial development. The subject property will be accessed via a road that will be constructed in the future by the previously mentioned developer.

Department Comments and Recommendations:

The subject property has frontage on the 54 Expressway ROW. It is a tract of land that was opened to developmental consideration with the construction of the 54 Expressway. Currently there is no surrounding development other than the City Park, but because of its location, it is subject to intense noise pollution from the expressway but benefits from very good visibility, making it a desirable location for commercial development. **Because of the conditions the subject property maintains, the Planning Department would recommend approval of this request once the subject property has been approved for annexation by the Board of Aldermen.**

Chairman Fox asked if there were any questions or comments from the Commissioners.

Tony Kirn voiced concern with the terminology in the application and why the term residential is used.

Planner Patterson said they are referring to commercial- residential like a hotel and possibly in the future coming back and requesting commercial multi-family. C 1 general commercial doesn't allow for single family and if and when they decided to use the property for commercial multi-family a special use application would be required and it would come back to the Planning Commission.

Jerry Fox inquired about what the fourth property was in the application.

Planner Patterson said the fourth property was one the applicant already owned and it was down by Hatchery.

Chairman Fox asked if there were any comments from legal counsel.

Attorney Edward Rucker addressed Tony Kirn's concern and clarified that if an applicant fails to understand the City's process there is no relief on their end and the Planning Commission's ruling would still apply. The City has set this up so that the Board of Aldermen can make their decision on the annexation and if the rezoning is approved the Board of Aldermen would also make their decision on the approval of that at the same time, and so the file is complete and ready for a decision from the Commission.

With no further comments from Staff or the Commission, Chairman Fox entertained a motion.

Tony Kirn made a motion to recommend to the Board of Aldermen to approve Rezoning Case 397, and James Handel seconded the motion. A roll call vote was taken and unanimously passed.

REPORTS:

Planner Patterson requested that the regular scheduled meeting for May 9th be rescheduled to May 16th, as he will be attending the National Planners Conference on May 9th.

With no further comments from Staff or Commission, Chairman Fox entertained a motion.

Mayor John Olivari made a motion to approve the rescheduling of the May 9th meeting to May 16th, and Judith Cloyd seconded the motion, and it was unanimously passed.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:31 p.m.

I, Brook Cason, Department Secretary of 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 March 14, 2017.

Brook Cason, Department Secretary

Nancy Viselli, Secretary

**PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION**

Date:	April 11, 2017	Case Number:	398
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Applicant: RFW Properties, LLC.

Location: 6368 Osage Beach Parkway

Petition: Rezoning from C-1 (General Commercial) to I-1 (Light Industry)

Existing Use: Vacant Commercial Property

Existing Zoning: C-1 (General Commercial)

Tract Size: 3.4 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 General Commercial A-1 (Agriculture)	Vacant Commercial facility Large Property Estate
<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

Rezoning History **Date**

Original City zoning adoption

Utilities

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

Access: Property derives access via Osage Beach Parkway

Analysis:

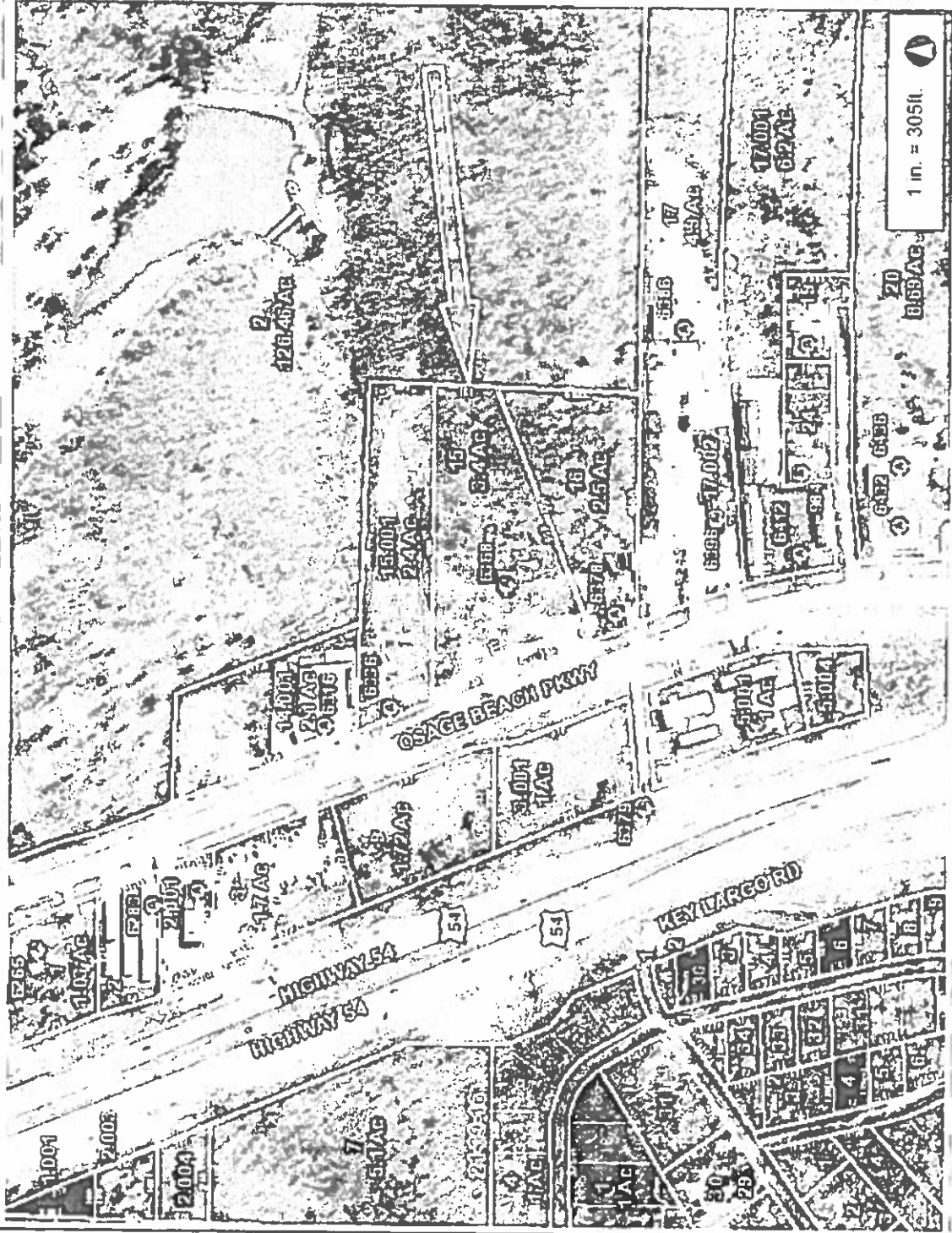
1. The applicant is the owner of the 3.4 acre parcel in question. The entire parcel is zoned C-1 as it was zoned with the initial zoning of the community in the 1980's.
2. The property fronts Osage Beach Parkway within the area between Highway KK and Lazy Days Road. The corridor contains a mixture of commercial uses ranging from retail to landscape and building material sales.
3. Currently the subject property is vacant with one existing structure that was previously used as a preschool facility. It has been vacant for some time.
4. The applicant intends to construct a new facility that will be used for the rental of heavy equipment and machinery (mini excavators, skid loaders etc.).
5. The Zoning Code addresses uses of this type as appropriate for the I-1 (Light Industrial) zone. The reasoning is that uses of this kind are both large scale and impact properties differently than other retail or rental uses. Large machinery or farm equipment by nature is not suitable to require hard surfacing for parking and drive areas because of the damage that is imposed when moving it. In these cases, it is more practical to allow gravel surfacing for the storage areas while still requiring hard surfacing for customer parking areas, including those with accessibility needs.

Department Comments and Recommendations:

The City of Osage Beach is a community where finding locations for industrial uses is difficult to say the least. The Parkway Corridor in this general area, however, has a number of uses currently that are compatible with the uses within the I-1 zone, such as, the storage facilities and landscape and building material companies. Allowing some flexibility as it pertains to use in this portion of the corridor may also provide some answer to the property use and infill needs to promote business growth and increased traffic in the area. The subject property along with several of the adjacent properties would greatly benefit from the added use flexibility provided by the I-1 zone which permits all of the uses within the C-1 zone along with some light manufacturing and assembly, storage, freight, laundry mats etc. Although the comprehensive plan does recommend heavy traffic commercial for the surrounding properties, that designation includes the majority of the uses within the I-1 zone and by allowing C-1 uses to be located within the I-1 zone; the zoning code itself establishes that C-1 and I-1 uses are

compatible and complementary. With this in mind the Planning Department would recommend approval of this request and would also recommend that the City react positively to any similar requests for adjacent properties that could be made in the future.

Camden County, MO



1 in. = 305ft.

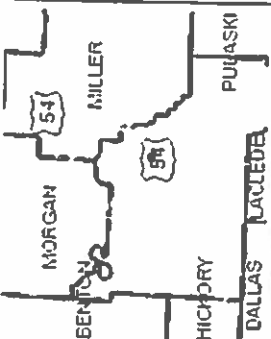
609.1 304.55 609.1 Feet

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes

Legend

- Highway
 - In. state Highway
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- Road
- Address Point
- Condo Point
- Parcel
- Corporate Limit Line
- Land Hook
 - DASHED LAND HOOK
 - SOLID LAND HOOK
- Original Lot
- Section
- County Boundary





Date Received _____
Case # _____

REZONING/SPECIAL USE PERMIT APPLICATION

1 Name of property owner RFW Properties, LLC Phone (404) 880-2514
Address 17518 Pine St City Omaha State NE Zip: 68130-3720

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

ROLAND WHITE - (SAME AS ABOVE)
TERRY WHITE

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? JUSTIN FARRELL
Address: P.O. Box 364 City Osage Beach State MO Zip 65065

4 General location of property to be rezoned or which special use permit is sought (include street numbers for existing structures):
Address: 636 E Osage Beach Pkwy City: Osage Beach State MO Zip: 65065

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

Explain all uses: To be used for an equipment rental store (Heavy Machinery)

6 Area of property in square feet or acres: 3.4 acres

7 Current zoning classification: C1

8 Sources of utilities Water: City Gas: Summit
Sewer: City Electric: Ameren

9 Proposed zoning classification: Light Industrial

10 How long have you owned this property? _____

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

12 Current use of all property adjacent to subject property
North: Old Downhill Ruckus
South: Hannays Cheese store East: 12.6 acres of Agricultural property West: Vacant land

13. If zoning district or comparative use to 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

N/A

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

N/A

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)

Notary Information

State of Missouri)

County of Camden)

I, ROBERT WHITE, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

Signature Owner/Applicant Robert White

Date 3/14/17

Subscribed and sworn to before me on this 14th day of March, 2017

Notary Public:

My Commission Expires 10/22/19

Person Accepting this Application

"NOTARY SEAL"

Sherry Lynn Farrell, Notary Public
Camden County, State of Missouri
My Commission Expires 10/22/2019
Commission Number 15470535

Applications not properly submitted will not 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

City Of Osage Beach
Planning And Zoning
1000 City Parkway
Osage Beach Mo. 65065

To Whom It May Concern:

I am applying to rezone the commercial property located at 6368 Osage Beach Parkway to light industrial. I plan to use this property for an equipment rental facility that will have mini track loaders, mini excavators, skid steers, telehandlers, and much more equipment.

Being zoned as commercial which would require me to have a full hard surface parking lot, although would be nice to have, I am afraid my equipment will due major damage to the hard surface making it costly to maintain. I believe a gravel parking lot is whats best for this type of business. This would keep the machinery from doing any damage and much easier to maintain.

We are planning to build a 100x40 building that will be 50' of showroom and office space as well as 50' of shop with large garage doors to get our equipment in and out of. This building will be a stick framed building with LP Smartside siding and an architectural shingle roof. It will be finished off to look like a nice commercial style building. I plan to pour a nice concrete approach for the main entrance of the building into the showroom but not where the equipment we will be running.

Adjacent Property Owners Information-

North- Kent and Kiley Montgomery 967 Duckhead Rd. Lake Ozark Mo. 65049
North- Parkway Storage 644 Twin Valley Loop Linn Creek Mo. 65052
West- Russell and Jo Anne Clark P.O. Box 1770 Osage Beach Mo. 65065
West- Midwest Block and Brick 221 Bolivar St. ste 200 Jefferson City Mo. 65101
East- Matthew and Kymberly Renkowski P.O. Box 524 Osage Beach Mo. 65065
South- Micheal Harmison 6378 Osage Beach Pkwy Osage Beach Mo. 65065
South- Lawrence and Charlene Wall 627 Foxhead Shores Dr. Linn Creek Mo. 65052

*This is the first time I have rezoned something in Osage Beach so If I am missing any information please let me know what I can do to help. Thanks

Matt Ancell/ Owner
MCS Rentals LLC
P.O. Box 1587
Camdenton MO. 65020
(573)286-0415

**PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION**

Date:	August 8, 2017	Case Number:	399
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Applicant: Lakeshore Holdings and Development, LLC

Location: 2000' from Osage Beach Pkwy on Sunset Dr.
(Best way to view the property is from Backwater Jacks Parking Lot)

Petition: Rezoning from A-1 (Agriculture) to C-1b (Commercial Lodging)

Existing Use: Vacant

Existing Zoning: A-1 (Agriculture)

Tract Size: 14 acres of a 19 acre tract

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	A-1	Vacant
<u>South:</u>	C-1 and R-3	Lake Front Restaurant and Entertainment Venue
<u>East:</u>	A-1	Vacant
<u>West:</u>	C-1 General Commercial	Vacant Commercial

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

<u>Rezoning History</u>	<u>Date</u>
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None

Utilities

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

Access: Property derives access via Sunset Drive

Analysis:

1. The applicant is the owner of the 14 acre parcel in question. The property is however being rezoned to satisfy a contract contingent for sale to the proposed developer. The parcel is currently zoned A-1 (Agriculture) as is common for large acre properties with developmental difficulties.
2. As you can see on the enclosed illustrations, the applicant is leaving a 185' buffer area around the property to protect both the existing corridor and their future investment. This buffer will remain zoned A-1 (Agriculture).
3. The prospective buyer of the property plans to build nightly rental facilities on the subject land that will take advantage of its location relative to the Backwater Jacks Lakefront Restaurant and Entertainment Venue.

Department Comments and Recommendation:

The property is recommended for Moderate Density Residential, which is defined by the Comprehensive Plan as 5-13 units per acre. This would allow more than 200 residential units to be built on the property if it were doable. The issue with this property and it ultimately being used for residential is twofold. The first issue is developmental restraints from both topography and accessibility. Second is its relative location to Backwater Jacks. Allowing the developer to build nightly rental facilities on the property is likely the best-case scenario as it allows for the development of a low intensity use, but is a use that is also geared toward compatibility with the Entertainment Venue across the cove. By rezoning the property to C-1b, the applicant will be allowed to rent the units commercially as they will be built to conform with the International Building Code pertaining to such uses. The rezoning will allow construction of the proposed units and any accessory uses such as an office, pool, activity areas, and parking or storage facilities to be used by the owner and their guests on the property.

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 zoning 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 Comprehensive Plan calls for Moderate Density Residential. The developers plan will accomplish a use intensity similar to that of a residential development but with a commercial front more compatible with its surroundings.

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

The area surrounding the subject property contains mixed uses including commercial, residential, and vacant properties.

The request basically provides a use that conforms to the mix of multi and single family and is more compatible with the adjacent commercial use.

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

The subject property is surrounded on both sides by more intensive zoning districts currently.

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

The subject property is currently zoned Agriculture. It is unreasonable to expect a large tract to develop as such other than to go undeveloped.

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:

There has been substantial development to the commercial facility adjacent to the subject property. Other than that, there has been little take place in the corridor within the reasonable time frame.

According to the City Engineer, there is plenty of service capacity available to provide all required services to the subject property and Sunset Drive also has plenty of capacity to provide safe and efficient ingress and egress from

the corridor if the subject units were to be built. All services for the development will be required to meet the regulations established by the City and all construction will be required to be built in conformance with the Building Code that is adopted at the time a permit is approved for development.

Based on the analysis of the conditions pertaining to the subject petition, the Planning Department recommends approval of the request to rezone this property from A-1 (Agriculture) to C-1b (Commercial Lodging). This property if the request is approved will be subject to the provisions for the approved zones as listed in the Osage Beach Municipal Code of Ordinances.