

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

April 14, 2026 - 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 the minutes from March 10, 2026

NEW BUSINESS

- A. Motion to approve the Special Use Permit Case 418: GT Interests LLC is Requesting a SUP to construct a residential development in a Commercial Zone
- B. Motion to approve Rezoning Case 428: Grand Teton Mountain LLC and Jessica Prewitt are requesting a rezoning of a tract of land from R-3 and C-1 to C-1 with an E3 Overlay.

- C. Motion to approve Rezoning Case 429: PKM LLC & OCP LLC are requesting a rezoning of a tract of land from C-1b and C-1.
- D. Motion to approve Rezoning Case 430: Lakefront Apartments LLC is requesting a rezoning of a tract of land from R-1b to R-3.

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
March 10, 2026

CALL TO ORDER

Commissioner Ebling called the Planning Commission of the City of Osage Beach, Missouri to order at the regular meeting on March 10, 2026, at 5:31 pm at City Hall.

ROLL CALL

The following Commissioners were present:

Chairman Susan Ebling,	Luke Hagedorn
Mayor Michael Harmison	Chad Kautz
Tony Stuart	Bill Mackay
Alan Blair	Alderman Bob O’Steen
Angie Schuster	Chad Carlson - Absent

Staff present

Cary Patterson - City Planner
Angie Bouwens - City Clerk

APPROVAL OF MINUTES

Mayor Harmison made a motion to approve the minutes from July 8, 2025. This motion was seconded by Commissioner Tony Stuart. Motion passes unanimously with a voice vote.

NEW BUSINESS

Special Use Permit Case 416 (Amendment) Richard R. Ellerman Requesting an amendment to SUP 416 to construct a residential development in a Commercial Zone

Applicant: Richard R. Ellerman

Location: 5825 Lions Road

Petition: Amend Special Use Permit 416 to allow an additional two residential units, 32 total, in a Commercial District.

Existing Use: Vacant commercial property.

Zoning: C-1 (General Commercial)

Tract Size: 2.8 acres

Surrounding Zoning:

Surrounding Land Use:

North: C-1 (General Commercial)	Osage Beach Parkway Commercial Corridor
South: I-1 (Light Industry)	Vacant Airport Property
East: C-1 (General Commercial)	Vacant Commercial/ YMCA
West: 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 an amendment to Special Use Permit 416 to develop an additional two (2) units, for a total of thirty-two (32) residential units, in a commercial zone. 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-two** total units constructed on one, 2.8-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 applicant acquired an additional half acre of property, from a neighboring property owner, to accommodate the required storm water detention facility. This additional property has given the developer the space to build the additional two units being requested in this amendment.

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 for the 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.

The Planning Department recommends approval of this request for an amendment to Special Use Permit 416 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-two** 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 the 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.

Alderman O’Steen made a motion to approve the Special Use Permit Case# 416. This motion was seconded by Commissioner Chad Kautz. Roll Call vote “Ayes “Chairman Susan Ebling, Mayor Michael Harmison, Chad Carlson, Tony Stuart, Alan Blair, Angie Schuster, Luke Hagedorn, Chad Kautz, Bill Mackay, Alderman Bob O’Steen. “Nays” none. Motion passes unanimously.

REPORTS

None

ADJOURN

Alderman O’Steen made a motion to adjourn the meeting at 5:45pm. The motion was seconded by Commissioner Chad Kautz. Motion passed unanimously with a voice vote.

I, Angie Bouwens Representative of City Clerk’s office 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 March 10, 2026

Angie Bouwens Representative of City Clerk’s office

Angie Schuster/Planning Commission Secretary

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

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 14, 2026
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner

Agenda Item:

Motion to approve the Special Use Permit Case 418: GT Interests LLC is Requesting a SUP to construct a residential development in a Commercial Zone

Requested Action:

Motion to recommend approval of Case 418 to the Board of Aldermen

Ordinance Referenced for Action:

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

City Attorney Comments:

City Administrator Comments:

**PLANNING DEPARTMENT
REPORT TO
PLANNING COMMISSION**

Date:	April 14, 2026	Case: 418
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Applicant: GT Interests LLC.

Location: Subject property is located on the northwest corner of Highway 42 and Norwood 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: 5.8 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 (General Commercial)	Funeral Facility
<u>South:</u>	C-1 (General Commercial)	Highway 42 Commercial Corridor
<u>East:</u>	N/A	Industrial unincorporated Miller County
<u>West:</u>	I-1 (Light Industry)N/A	Highway 42 Commercial Corridor

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

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

<u>Utilities:</u>	Water: City Sewer: City	Electricity: Ameren UE Gas: Summit
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Access: Property will be accessed via Highway 42 and Norwood Road

Analysis:

1. The applicant is the owner of the property in question.
2. The character of the area is mixed, containing mostly commercial and industrial uses.
3. The request is for a Special Use Permit to develop a rental residential use on the property that would include triplex 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 fifty total units, constructed on one, 5.8-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.

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 Highway 42 commercial corridor. The accessibility and visibility 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. I believe this proposal 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 fifty 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 a select engineering professional, hired by the City, to assure conformance with the Osage Beach Design Guidelines and the infrastructure shall be constructed as per the approval of the engineer and the City's Public Works Director.

Access:

Access shall be derived from approved entrances from Highway 42 and Norwood Road.

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.



Date Received: 3/20/23
Case #: 418 SVP

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: GT Interests LLC Phone: 573-280-8541
Address: 454 HWY 42 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:

Luke Thompson, 454 HWY 42, Osage Beach, MO 65065, 573-280-8541

Gay Thompson, 454 HWY 42, Osage Beach, MO 65065

2. Name of landowner's representative, if different from above: Matthew Marschke Phone: 573-216-0066
Address: 5625 Alona Point City: Osage Beach State: MO Zip: 65065

3. All correspondence relative to this application should be directed to whom? Matthew Marschke and The Thompsons
Address: City: State: Zip:

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):
Address: 446 HWY 42 City: Osage Beach State: MO Zip: 65065

5. Do you have a specific use proposed for this property? Yes No
Explain all uses: Multi Family Residential

6. Area of property in square feet or acres: 5.8 acres

7. Current zoning classification: C-1

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

9. Proposed zoning classification: No change in zoning. Special use permit requested for multi family residential.

10. How long have you owned this property? 19 years, 1/26/2007

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

12. Current use of all property adjacent to subject property: North: Residential, single family
South: Commercial East: Commercial/Undeveloped West: Residential, single family

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:

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?

Multiple properties along southern boarder of property. Existing structures no special use needed.

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 is adequate utilities. The proposed impact to Highway 42 will be through an existing driveway.

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

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):

Affordable residential housing is in great demand and is required to keep our housing stock diverse for generations

Notary Information

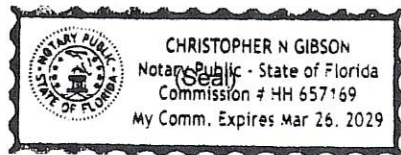
State of ^{Florida} Missouri }
County of ^{Marion} Camden } ss

I, Ray C. Thompson, 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: Ray C. Thompson Date: 3/18/26

Subscribed and sworn to before me on this 18th day of March, 20 26

Notary Public: [Signature]
My Commission Expires: Mar 26, 2029



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



Jurat Certificate

State of Florida

County of **Marion**

Sworn to (or affirmed) and subscribed before me this **18th** day of **March**, 20 **24**, by means of physical presence or online notarization **Gay C Thompson** (name of person making statement).

Personally known to me

Produced Identification

Type of Identification Produced **Florida Driver License**

Notary Signature

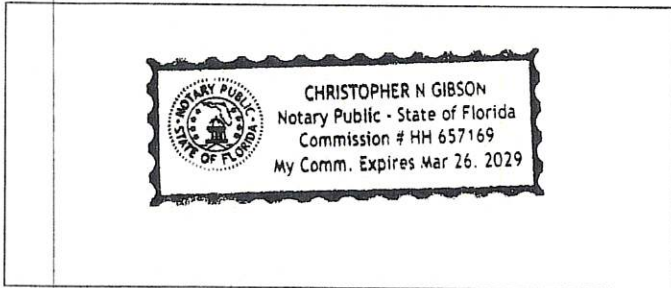
Title

Notary Public

My appointment expires

Mar 26, 2029

Place Seal Here



Description of Attached document

Type or Title of Document

City of Osage beach Planning Department

Document Date

03/18/2026

Number of Pages

1

Signer(s) Other Than Named Above

None



Midwest Engineering Company LLC
(DBA Marschke Engineering, LLC in
Illinois)
415 E. Vandalia Street
Edwardsville, IL 62025

5610 Alona Point
Osage Beach, MO 65065
(573) 216-006

March 16, 2026

RE: GT Interests, LLC, Proposed, Triplex Project, 57 Units

Dear Mr. Patterson,

I'm pleased to present a project that will provide the city much needed affordable housing within the city limits of Osage Beach. The proposed plan allows the use of a factory produced field erected housing units.

The units would connect to the world from an existing permitted commercial driveway cut through a commercial property owned by the applicant on to Highway 42. This intersection provides adequate line of sight, making it a safe location for the added trips per day expected from this development.

The city water system is ample in the area with adequate pressure. An existing 12-inch water main is installed along Highway 42 provides enough flow and pressure to provide fire flow within and around the proposed units shown on the site plan.

Sewer is a bit of a pump, but reasonable with modern day equipment and design considerations.

Electric and gas and data are adequate and available at the location as well.

Stormwater will be mitigated as required by the existing City of Osage Beach requirements to prevent an increase in flow to the downstream landowners to the North.

Please find the enclosures required. Please advise the permit fee after review.

Respectfully,

Matthew J. Marschke, P.E.

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 14, 2026
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner

Agenda Item:

Motion to approve Rezoning Case 428: Grand Teton Mountain LLC and Jessica Prewitt are requesting a rezoning of a tract of land from R-3 and C-1 to C-1 with an E3 Overlay.

Requested Action:

Motion to make a recommendation on Rezoning Case 428 to the Board fo Aldermen

Ordinance Referenced for Action:

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

City Attorney Comments:

City Administrator Comments:

**PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION**

Date:	April 14, 2026	Case Number:	428
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Applicant: Grand Teton Mountain Investments, LLC & Jessica Prewitt

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

Petition: Rezoning from R-3 (Multi Family) and C-1 (General Commercial) to C-1 (General Commercial) with an amended E-3 Overlay to include a hotel in addition to the permitted uses and requirements in E Overla 417

Existing Use: Vacant

Existing Zoning: R-3 (multi-family) and C-1 (General Commercial) with an E-3 Overlay for an Amphitheatre and accessory uses.

Tract Size: Approximately 4.85 acres

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

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

<u>Rezoning History</u>	<u>Date</u>
399 A-1 to C-1b	9/17
406 C-1b to C-1 E-3	7/20
417 Amended E-3	3/22

Utilities

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

Access: Property derives access via Beach Drive

Analysis:

1. The applicants are the owners of the 4.85-acre parcel in question. They are asking to rezone a portion of the property from R-3 Multi-Family and C-1 (General Commercial) to C-1 with the expansion of the existing E-3 overlay to make a proposed hotel part of the existing Overlay District. This will require the hotel to meet the regulations of the Overlay District pertaining to impact on properties outside the Overlay District. The hotel itself will become part of the sound buffer from adjacent properties and will not itself be a noise-receiving problem, as it will be part of the district.
2. As part of the growth of the property and the intensity of the uses that were proposed, the City required Beach Drive to be rebuilt to the level of commercial collector to handle current and future development and the increased traffic they will cause. The reconstruction/relocation of Beach Drive has been completed and will have no problem handling the traffic from the proposed hotel.

Department Comments and Recommendation:

The primary intent of E-zones is to regulate outdoor activities that could adversely affect adjacent properties, both commercial and residential. The character of this corridor is mixed, with the vast majority of the adjacent properties being undeveloped with a mixture of Commercial, Residential, and Agricultural zones. It is no surprise that this area continues to show a pattern of growth with a good amount of developable property, good accessibility, and a blossoming entertainment venue to act as the primary draw in close proximity.

In this situation, we have a hotel facility that wants to take advantage of the activity provided by the primary uses within the Overlay District. Adding the proposed hotel to the overlay district will exempt it from the noise requirements within the district that are present to protect the surrounding properties.

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 purposes, is twofold. The first issue is developmental constraints from both topography and accessibility. Second is its relative location to Backwater Jacks. These issues make this property excessively difficult to establish single- or two-family homes because of relative cost and salability.

With the subject property being surrounded largely by undeveloped agriculture, commercial, or high-density multi-family zoned property, the Planning Department would recommend that this request be approved subject to the following provisions and conditions:

Permitted Uses: The proposed hotel in addition to the established uses permitted by E Overlay 417.

Construction Requirements: All construction will be in conformance with the codes that are adopted by the city at the time that a Building Permit is requested for any portion of the development that a permit is required.

Parking: Will be required to meet the City Code governing off street parking for such a use. The appropriate number will be reached using land-based parking lot spaces only.

There will be no parking allowed along the roadways of Beach Drive or Sunset Drive. Any vehicles found parked in these locations will be subject to tow.

Facility access, ingress, and egress: The proposed hotel facility will derive access from Beach Drive

Signage: Signage for the proposed hotel will be required to meet all regulations established for signage by Article five of the Osage Beach Municipal Code.

Sound Control Requirements:

Unless otherwise defined herein, all terminology shall be in conformance with applicable publications of the American National Standards Institute, Incorporated (ANSI) or its successor body.

Instrumentation used in making sound level measurements shall meet the following requirements as specified in Section 220.040 of Chapter 220.

Sound control regulations, established for this E-3 Overlay District, and by Chapter 220 will only apply to property and uses outside of the E-3 Overlay District that are impacted by the uses within the Overlay District.

Maximum permissible sound levels by receiving land use.

Maximum sustained sound. No person shall operate or cause to be operated any source of sound in such a manner as to create a sound level which exceeds the limits set forth for the receiving land use category in the table below:

SOUND LEVELS BY RECEIVING LAND USE

Receiving Land Use Category	Time	Sound Level Limit (DBA)
Residential	7:00 A.M. — 10:00 P.M.	60
	10:00 P.M. — 7:00 A.M.	55
Commercial	7:00 A.M. — 10:00 P.M.	65
	10:00 P.M. — 7:00 A.M.	60
Manufacturing, Industrial or Agricultural	At all times	75

Exemptions. The following activities or sources are exempt from these noise standards:

Activities covered by the following: Stationary, non-emergency signaling devices, emergency signaling devices, domestic power tools, air-conditioning and air-handling equipment for residential purposes, operating motor vehicles, refuse collection vehicles.

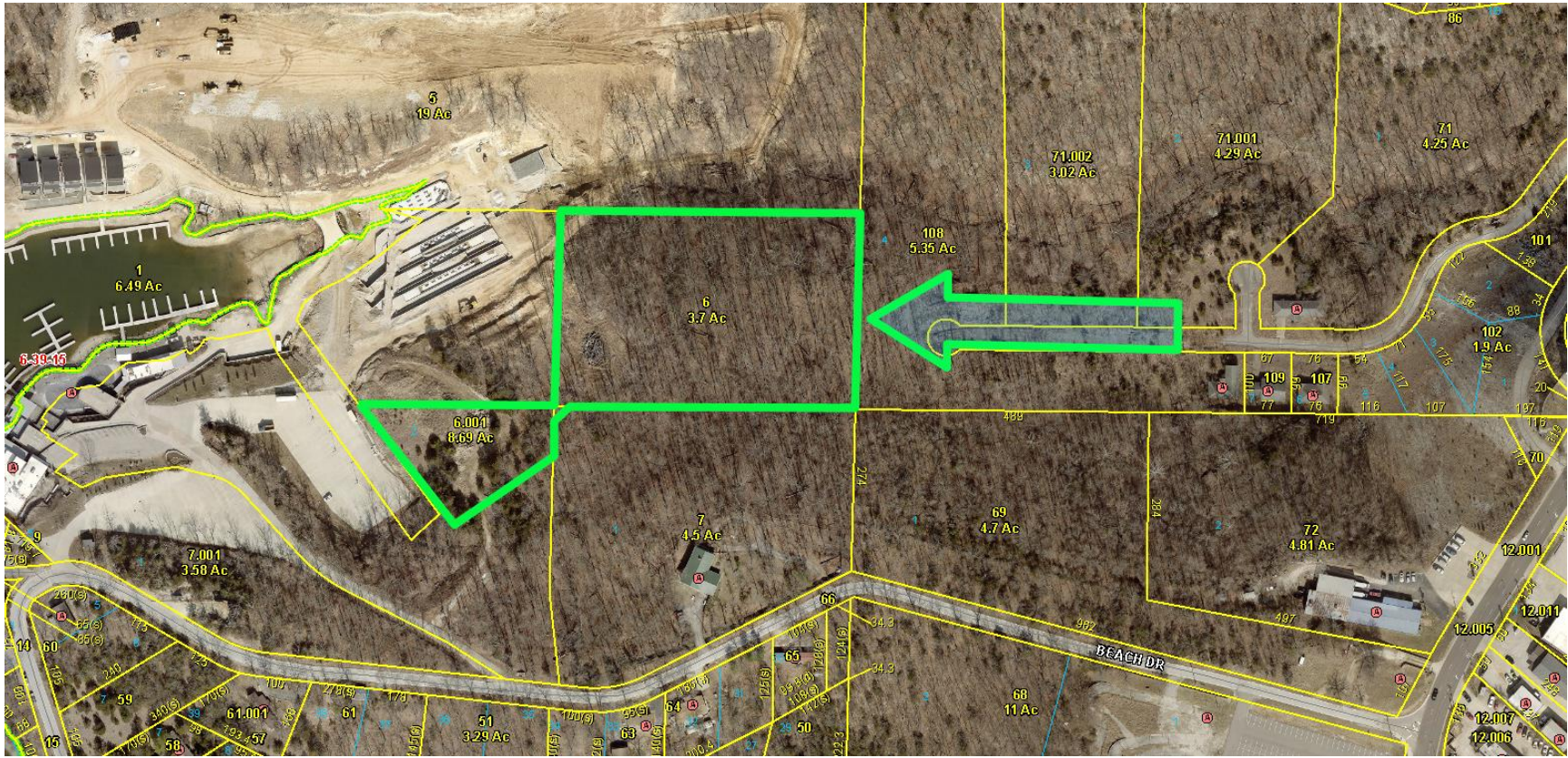
Construction or routine maintenance of public service utilities; and

The emission of sound for the purpose of alerting persons to the existence of an emergency, or the emission of sound in the performance of emergency work.

Exterior Lighting: Any additional lighting, proposed as part of this activity, must be shielded to direct light inward and limit light intensity within adjoining properties or the Lake of the Ozarks.

Buffering and Landscaping: A wooded area is required to be maintained around the facility to mitigate the noise pollution to surrounding properties. A minimum of 5 percent of the areas devoted to parking must be left in open lawn or landscaped areas.

Final Development Plan: The site plan submitted with the Building Permit application will be sufficient for the final development plan.



**Rezoning Case 428
Location Map**



Date Received: _____
Case #: _____

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Jessica Prewitt Phone: 513-280-7031
Address: 4303 Beach Drive 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:

NA

2. Name of landowner's representative, if different from above: Andy Prewitt Phone: 513-280-4388
Address: 12 Allen Road City: Eldon State: MO Zip: 65026

3. All correspondence relative to this application should be directed to whom? Andy Prewitt
Address: _____ City: _____ State _____ Zip: _____

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures): Between 4303 Beach Drive and Level 5
Address: TBD City: Osage Beach State MO Zip: 65065

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

Explain all uses: New hotel and parking lot

6. Area of property in square feet or acres: +/- 3 acres - see plan

7. Current zoning classification: R3

8. Sources of utilities: Water: city Gas: TBD
Sewer: city Electric: Ameren UE

9. Proposed zoning classification: C1 with E3 overlay

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

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

12. Current use of all property adjacent to subject property: North: R-3 (my house)
South: C1 with E-3 East: C1 / Agriculture West: commercial / 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:

The proposed hotel use is comparable or less invasive than Backwater Jacks/Levels

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?

There is not a plan currently for the adjacent property

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 infrastructure in this area has been upgraded and can handle this use.

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

Little or no additional impact.

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 use matches the neighboring properties and will benefit the area

Notary Information

State of Missouri)
County of Miller) ss
County of Camden)

I, Jessica Prewitt, 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.

Jessica Prewitt Signature Owner/Applicant: March 6, 2026 Date:

Subscribed and sworn to before me on this March day of 6, 2026.

Cynthia Horton
Notary Public:

March 13, 2026
My Commission Expires:

(Seal)

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



Date Received: _____
Case #: _____

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Grand Teton Mountain Investments LLC Phone: 513-280-4388
Address: 12 Allen Road City: Eldon State MO Zip: 65026

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

Gary D. Prewitt

2. Name of landowner's representative, if different from above: Andy Prewitt Phone: 513-280-4388
Address: 12 Allen Road City: Eldon State: MO Zip: 65026

3. All correspondence relative to this application should be directed to whom? Andy Prewitt
Address: _____ City: _____ State _____ Zip: _____

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures): Between 4303 Beach Drive and Level 5
Address: TBD City: Osage Beach State MO Zip: 65065

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

Explain all uses: New Hotel and parking

6. Area of property in square feet or acres: +/- 1 acre

7. Current zoning classification: _____

8. Sources of utilities: Water: City Gas: NA
Sewer: City Electric: Ameren

9. Proposed zoning classification: commercial C1 with E-3 overlay

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

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

12. Current use of all property adjacent to subject property: North: R3
South: C1-B with E-3 East: Agriculture West: commercial/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:

The proposed hotel use is comparable or less invasive than BWS/Level 5

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? Already zoned C1-B with a E-3 overlay

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 (Passed in 2023)

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.

Infrastructure is adequate

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

Little or no additional impact

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 use matches the surrounding area.

Notary Information

State of Missouri }
County of ~~Camden~~ ^{Miller} } ss

I, Gary Prewitt, 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] Signature Owner/Applicant: Date: March 6, 2026

Subscribed and sworn to before me on this 6th day of March, 2026.

Cynthia Horton
Notary Public: March 13, 2026

(Seal)

My Commission Expires:

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

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 14, 2026
Originator:
Presenter: Cary Patterson, City Planner

Agenda Item:

Motion to approve Rezoning Case 429: PKM LLC & OCP LLC are requesting a rezoning of a tract of land from C-1b and C-1.

Requested Action:

Motion to make a recommendation on Rezoning Case 429 to the Board of Aldermen

Ordinance Referenced for Action:

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

City Attorney Comments:

City Administrator Comments:

**PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION**

Date:	April 14, 2026	Case Number:	429
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Applicant: PKM, LLC & Ozark Capital Partners LLC.

Location: +/- 230 feet north of the Jefferies Road Interchange on the west side of Jefferies Road.

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

Existing Use: Vacant/existing house to be removed

Existing Zoning: C-1b (General Commercial)

Tract Size: 2.5 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 General Commercial	Vacant Commercial
<u>South:</u>	C-1 General Commercial	Vacant Commercial
<u>East:</u>	C-1 General Commercial	the Oasis/Marriott Hotel
<u>West:</u>	C-1b Commercial Lodging	Vacant/lake front homes

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

<u>Rezoning History</u>	<u>Date</u>
Rezoning Case 178	1/97

Utilities

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

Access: Property derives access via Jefferies Road

Analysis:

1. The applicant is the owner of the 2.5-acre parcel in question. The parcel is currently zoned C-1b. It was zoned C-1b with the initial zoning of the community in the early 1980's. In 1997, a portion of the property included in this request was presented for a change in zoning to C-1 (General Commercial). That request failed at that time based on input from the surrounding property owners. Since that time, conditions have changed in proximity of the subject property.
2. The subject property now finds itself directly across Jefferies Road from the Oasis Amusement Park and Marriott Hotel, it is also approximately 230 feet from the Highway 54 and Jefferies Interchange. Properties in close proximity to the expressway tend to develop in a commercial pattern as lower intensity development is not typically suitable on a property that is highly impacted by the conditions surrounding a major highway. It is also worth noting that Jefferies Road will be upgraded to a commercial collector level street, in the near future, which will also increase its capacity and traffic numbers. Clearly this property finds itself in a much different situation than it was before the construction of the 54 Expressway.
3. Currently the subject property is mostly vacant with the only structure being a house that will be removed at some point in the near future.

Department Comments and Recommendations:

The subject property is a tract of land that is in the middle of the most intense development area in the community. Obviously, a tract in this situation is only suitable for a use that matches the intensity of its surroundings. And while the C-1b zoning it currently maintains would allow a hotel, or something similar, to develop on it. The subject property is certainly more suited for a service use that will take advantage of the activity that will take place on the properties that surround it. **With this in mind the Planning Department recommends approval of this request.**



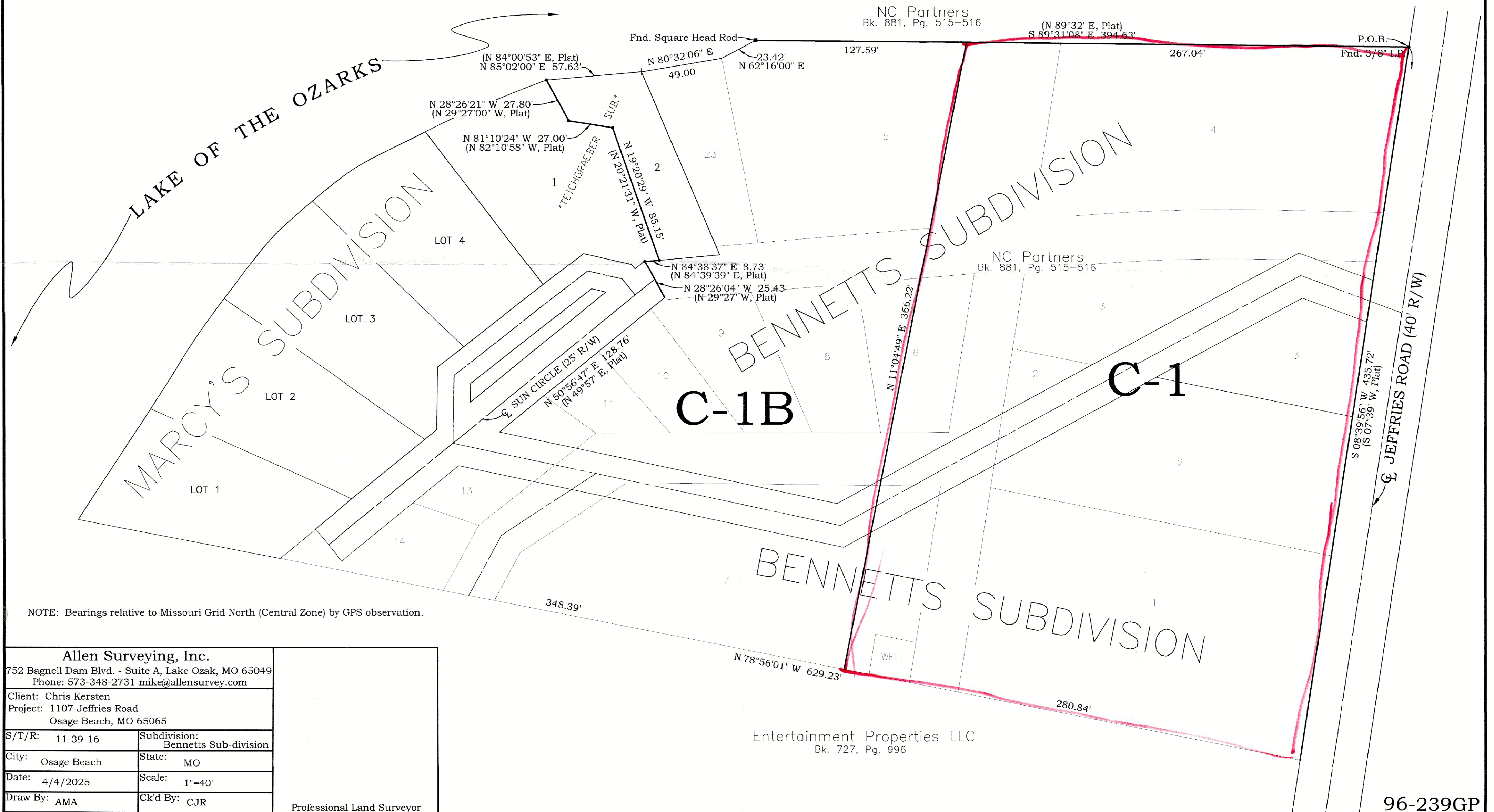
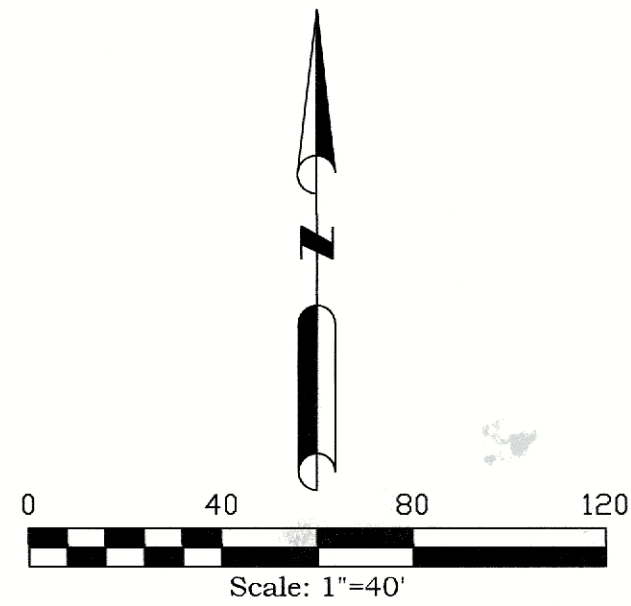
**Rezoning Case 429
Location Map**

Administrative Survey

CERTIFICATION: This is to certify that I, Andrew M. Allen, P.L.S., at the direction of Chris Kersten, have executed a survey of a tract of land being a part of "BENNETTS SUB-DIVISION" and all of Lot 2, "TEICHGRAEBER SUBDIVISION" both subdivisions of record in Camden County, Missouri in Section 11, Township 39 North, Range 16 West, and described in and Bk. 881, Pg. 515-516, Camden County Records, Camden County, Missouri and that said survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects, and that the results of said survey are shown hereon.

DESCRIBED TRACT -

A tract of land being a part of "BENNETTS SUB-DIVISION" and all of Lot 2, "TEICHGRAEBER SUBDIVISION" both subdivisions of record in Camden County, Missouri in Section 11, Township 39 North, Range 16 West, and described in and Bk. 881, Pg. 515-516, Camden County Records, Camden County, Missouri, more particularly described as follows; Beginning at an existing 3/8" I.P. at the northeast corner of Lot 4, "BENNETTS SUB-DIVISION" at the westerly right-of-way of Jeffries Road (40 ft. R/W); thence along said westerly right-of-way, S08°39'56"W (S07°39'W, Plat), 226.00 ft. to the southeast corner of Lot 3; thence along the south line of said Lot 3, N78°52'32"W, 160.05 ft. to the intersection of said south line and the northerly right-of-way of Sun Circle (25' R/W) as shown on the plat of "MARCYS SUBDIVISION"; thence along said northerly right-of-way the following courses: thence S61°24'56"W (S60°24'W, Plat), 175.80 ft.; thence N78°05'04"W (N79°06'W, Plat), 208.35 ft. to the easterly right-of-way of said Sun Circle; thence along said easterly right-of-way the follow courses: thence N50°57'56"E (N49°57'E, Plat); thence N28°26'04"W (N29°27'W, Plat), 25.43 ft. to a point on the south line of Lot 1, "TEICHGRAEBER SUBDIVISION"; thence along said south line N84°38'37"E (N84°39'39"E, Plat), 8.73 ft. to the southwest corner of Lot 2, "TEICHGRAEBER SUBDIVISION"; thence along the west line of said Lot 2 the following courses: thence N19°20'29"W (N20°21'31"W, Plat), 85.15 ft.; thence N81°10'24"W (N82°10'58"W, Plat), 27.00 ft.; thence N28°26'21"W (N29°27'00"W, Plat), 27.80 ft. to the northwest corner of said Lot 2 adjacent to the shoreline of the Lake of the Ozarks; thence along said shoreline the following courses: thence N85°02'00"E (N84°00'53"E, Plat), 57.63 ft. to the northeast corner of said Lot 2; thence N80°32'06", 49.00 ft. to the northeast corner of Lot 23, "BENNETTS SUB-DIVISION"; thence N62°16'00"E, 23.42 ft. to and existing square head rod on the north line of Lot 5, "BENNETTS SUB-DIVISION"; thence leaving said shoreline and along the north line of said Lot 5 and Lot 4, S89°31'08"E (N89°32'E, Plat), 394.63 ft. to the point of beginning. Intending to convey title to variable water's edge of the Lake of the Ozarks.

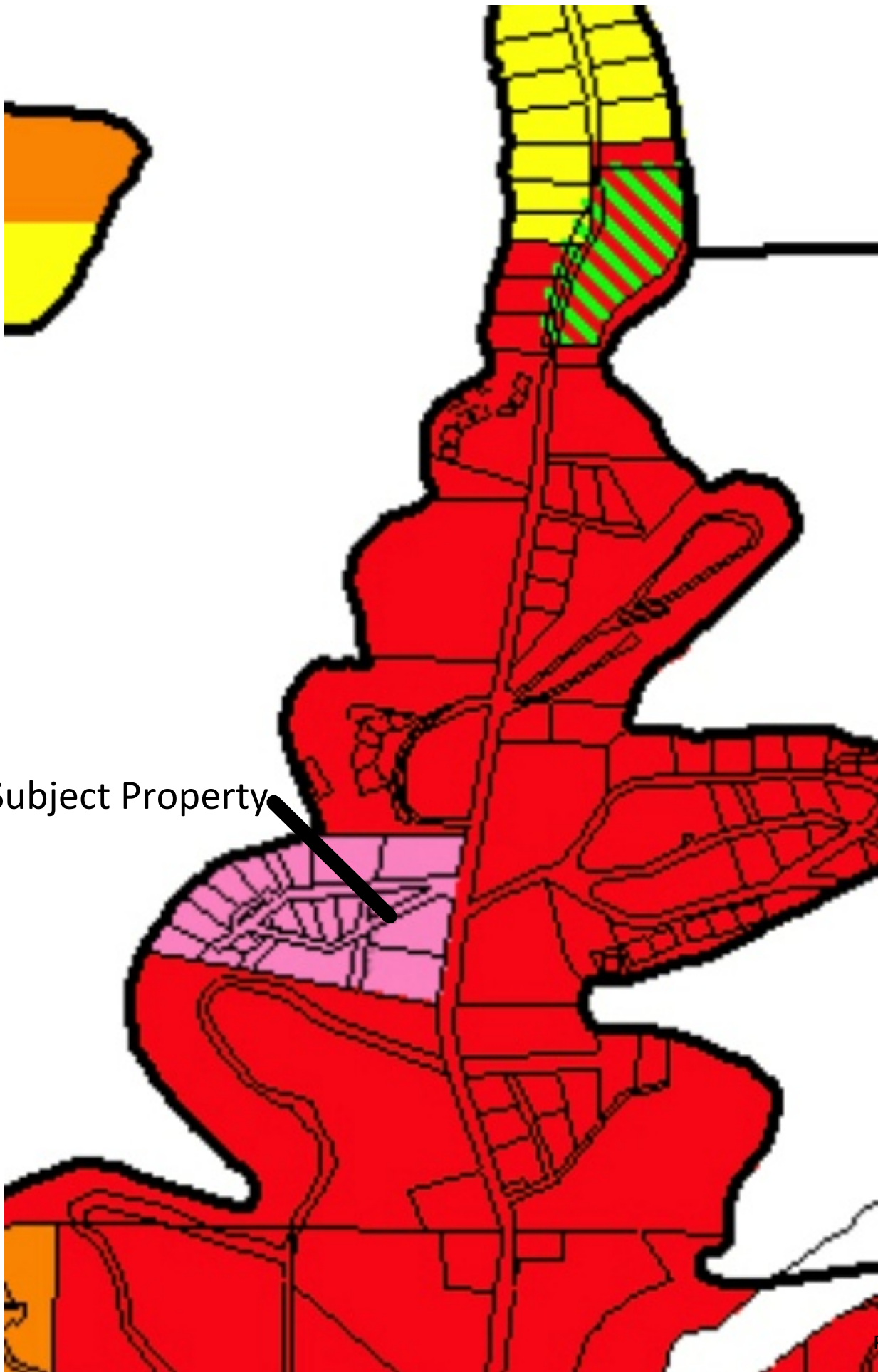


NOTE: Bearings relative to Missouri Grid North (Central Zone) by GPS observation.

Allen Surveying, Inc. 752 Bagnell Dam Blvd. - Suite A, Lake Ozak, MO 65049 Phone: 573-348-2731 mike@allensurvey.com	
Client: Chris Kersten Project: 1107 Jeffries Road Osage Beach, MO 65065	
S/T/R: 11-39-16	Subdivision: Bennetts Sub-division
City: Osage Beach	State: MO
Date: 4/4/2025	Scale: 1"=40'
Draw By: AMA	Ck'd By: CJR

Professional Land Surveyor

96-239GP



Subject Property



Date Received: 3-20-20
Case #: #429
Rezone

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: PKM LLC (Ozark Capital Partners LLC) Ameren Group Phone: 314-614-8474
Address: 99 North Point Dr City: Camdenton State Mo. Zip: 65020

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

PKM LLC - Chris Kersten 99 North Point Dr Camdenton Mo. 65020-314-614-8474
Ozark Capital Partners by Hummel Group, LLC - owner Under Contract

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? Chris Kersten
Address: 99 North Point Drive City: Camdenton State Mo. Zip: 65020

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):
Address: 1107 Jetties Rd City: Osage Beach State Mo. Zip: 65020

Exhibit As Attached Per Legal Description

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

Explain all uses: Future Possible Uses included in C-1 zoning District, Restaurant, Retail, Hotel, Parking Structure

6. Area of property in square feet or acres: 2.5 acres +/-

7. Current zoning classification: C-1-B

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

9. Proposed zoning classification: C-1

10. How long have you owned this property? 1 year +/-

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

12. Current use of all property adjacent to subject property: North: Motel/Condos

South: New C-Store, Gas Sho. East: Oasis Hotel, Conv. Rest, Amusement West: C-1-B Single Family / Proposed Hotel Condo

13. If zoning district or comparable to that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location: adj to the West Motel, Conference, Water Park, Amusement Park,

Restaurants, Marina - South, Gas Station C-Store, North Motel, Condos, 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? To the West, Zoned C-1-B
to Remain as a Buffer Between the Uses.

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.

Should be less burdensome on the City than Residential Uses.

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

Improve Current Area, More Dismantle and Buffers with Landscaping to Enhance Values.

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):

Fits within the Master Plan of the City and will be a Benefit to the City's Surroundings

Notary Information

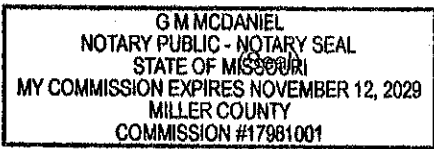
State of Missouri)
County of Miller) ss
Camden

I, Christopher J. Kersten, 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]
Signature Owner/Applicant: 3/18/26
Date:

Subscribed and sworn to before me on this 18 day of March, 2026

[Signature]
Notary Public:
11/12/2029
My Commission Expires:



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

DESCRIBED TRACT –

A tract of land being a part of "BENNETTS SUB-DIVISION" a subdivision of record in Camden County, Missouri in Section 11, Township 39 North, Range 16 West, and described in and Bk. 912, Pg. 196 & Bk. 918, Pg. 512, Camden County Records, Camden County, Missouri, more particularly described as follows; Beginning at an existing 3/8" I.P. at the northeast corner of Lot 4, "BENNETTS SUB-DIVISION" at the westerly right-of-way of Jeffries Road (40 ft. R/W); thence along said westerly right-of-way, S08°39'56"W (S07°39'W, Plat), 435.72 ft. to the southeast corners of Lot 1; thence along the south line of said Lot 1 & 7, N78°55'11"W (N80°00'W, Plat), 280.84 ft.; thence leaving said south line N11°04'49"E, 386.22 ft. to the north line of Lot 5; thence along the north line of Lot 5 and Lot 4, S89°31'08" E, 267.04 ft.(East, Plat) to the point of beginning.

**City of Osage Beach
Agenda Item Summary**

Date of Meeting: April 14, 2026
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner

Agenda Item:

Motion to approve Rezoning Case 430: Lakefront Apartments LLC is requesting a rezoning of a tract of land from R-1b to R-3.

Requested Action:

Motion to make a recommendation for Rezoning Case 430 to the Board of Aldermen.

Ordinance Referenced for Action:

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

City Attorney Comments:

City Administrator Comments:

**PLANNING DEPARTMENT
REPORT TO THE
PLANNING COMMISSION**

Date:	April 14, 2026	Case Number:	430
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Applicant: Lakefront Apartments, LLC.

Location: 140 Feet off of Zebra Road on Links Road

Petition: Rezone subject property from R-1b (Single-family) to R-3 (Multi-family) with a PUD 1 Overlay to allow 48 apartment style dwelling units on 3.86 acres of land.

Existing Use: Vacant single family property

Zoning: R-1b (Single-family)

Tract Size: 3.86 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	R-1b (Single Family)	Stewart Subdivision
<u>South:</u>	R-1b/C-1	Osage Beach Pkwy Corridor
<u>East:</u>	R-1b/C-1	Osage Beach Pkwy Corridor
<u>West:</u>	R-3 (Multi Family)	Lake of the Ozarks

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

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
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N/A

Utilities

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

Access: Property derives access from Links Road.

Analysis:

1. The applicants are the owners of the 3.86 acres in question. The property is currently zoned R-1b (Single Family).
2. The character of the area is mixed containing Single Family, Multi Family, and some commercial property in relative close proximity to the subject property. This property is clearly in a transition space between the Osage Beach Parkway commercial corridor and the single-family subdivisions that fall beyond.
3. The request is for a rezoning to R-3 (Multi-family) with a PUD 1 Overlay to allow 48 apartment style dwelling units on 3.86 acres of land. The PUD will limit the number of units on the property to 48, which will establish a density of just over 12 units per acre. The Comprehensive Plan calls for moderate density residential for this property. The Comprehensive Plan defines moderate density residential as 6-13 units per acre. The density being requested falls within the range recommended by the Comprehensive Plan.
4. As part of this request, Links Road will be required to be improved to a hard surface roadway, as required for existing local streets, from Zebra Road to the westernmost boundary of the subject property. As part of that, the Links Road Right of Way will need to be extended to the end of the newly developed street. 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 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 piece of property that falls in a transition area between high and low intensity uses, which lends it positively toward a use like is being proposed. It also falls within the density recommendations of the Comprehensive Plan.

With that in mind, the Planning Department recommends approval of this request for R-3 with a PUD 1 Overlay 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 48 apartment style dwelling 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.

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 a select engineering professional, hired by the City, to assure conformance with the Osage Beach Design Guidelines and the infrastructure shall be constructed as per the approval of the engineer and the City's Public Works Director.

Access:

Access shall be derived from approved entrances from Links Road.

Links 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 parking facility developed 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:

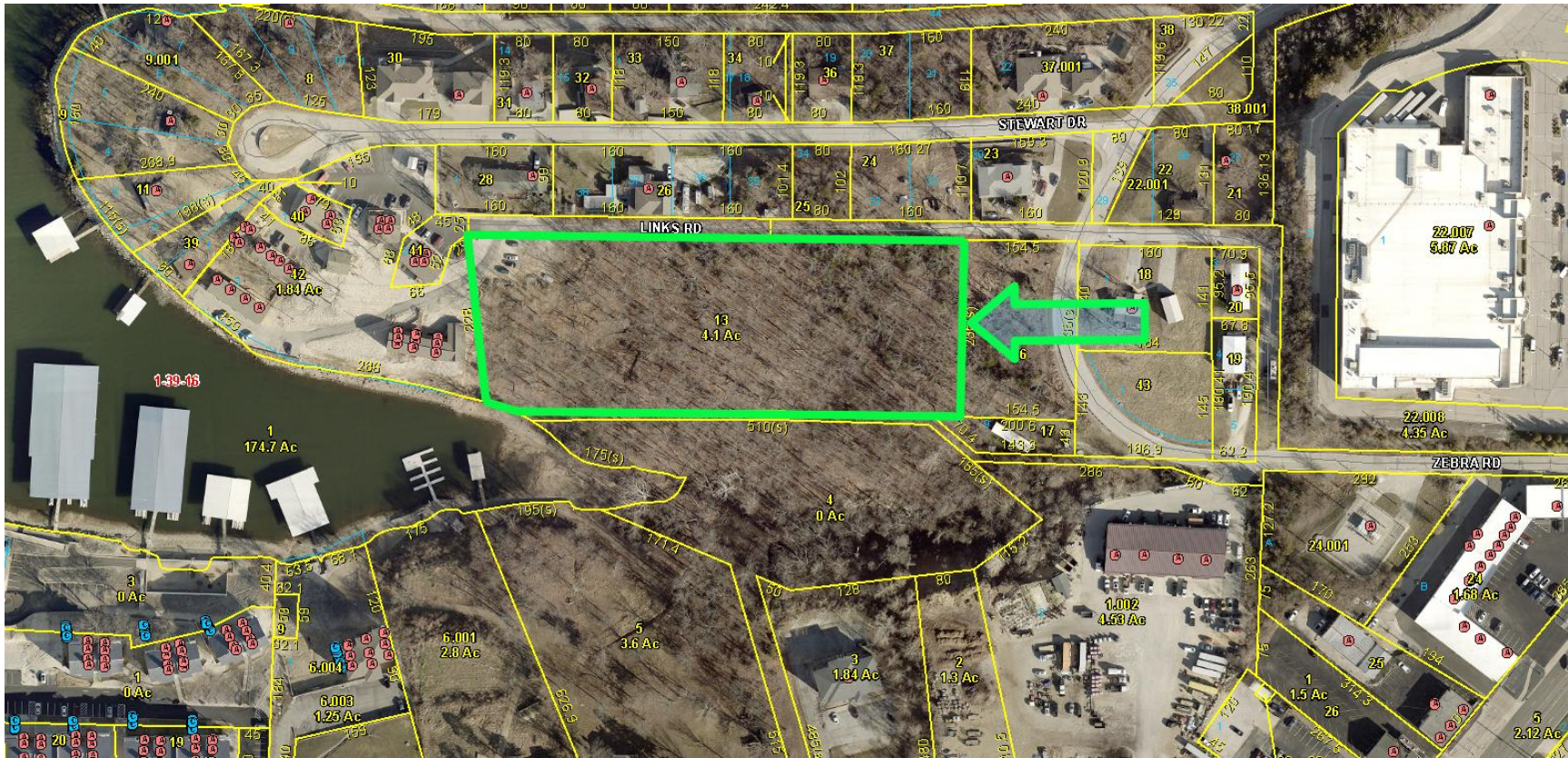
The maintenance of common area and facilities within the district shall be the responsibility of the property owner(s) and/or the property management administrators.

Platting:

All platting of property will be required to be in conformance with the Osage Beach Subdivision Code.

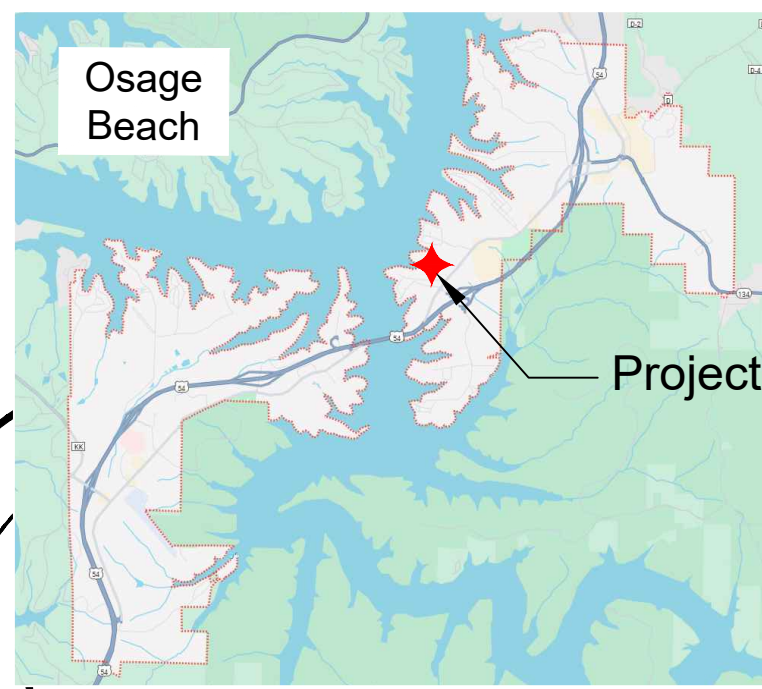
Final Development Plan:

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.



**Rezoning Case 430
Location Map**

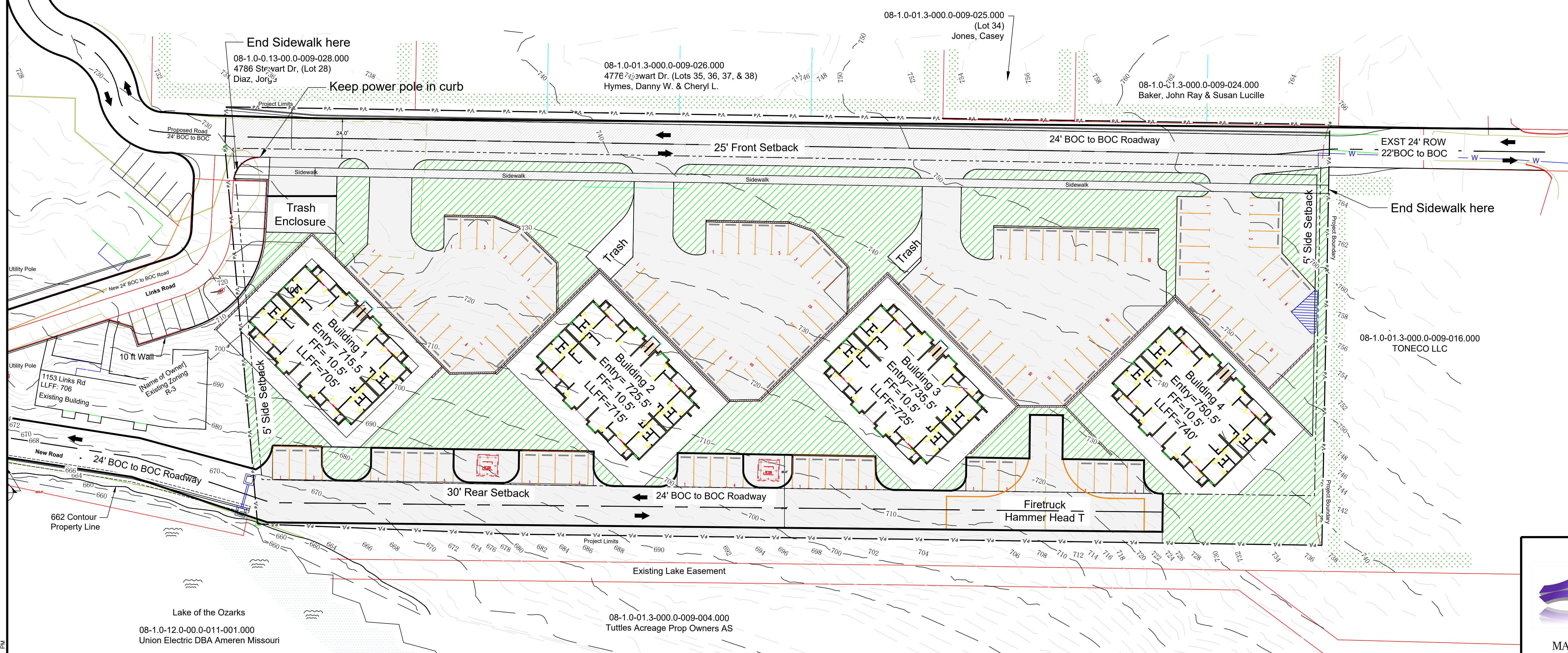
Project Location



Project Location

STATE OF MISSOURI
 MATTHEW JOHN MARSCHKE
 NUMBER PE-2000162131
 PROFESSIONAL ENGINEER
 03/04/2026

**Links Road Osage Beach
 Preliminary Site Plan
 1"=30'**

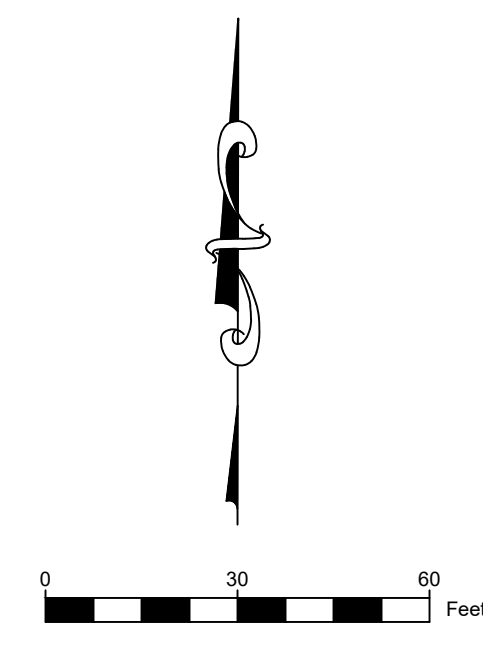


Project Summary
 Project Owner: Lakefront Apartments LLC
 Present Zoning - R-1b
 Proposed Zoning: R-3 PUD-1 Overlay
 Allowable Density 17 Units per acre or 65 units
 Four Buildings Proposed with 12 Units Per Building, 48 Units Prop.
 Lot Size: 3.86 Acres (168,141.6 Sqft)
 Primary Structure Coverage Area: 22,628 Sqft (13.4%)
 Green Space Required: 1000x4 + 52x60 = 7,120sqft
 Green Space Provided: 38,279 sqft
 Parking Required: 2 Spaces * 12 Units * 4 Buildings = 96 Spaces
 Parking Provided: 96+ Spaces

Site Setbacks
 25ft front setback
 5ft side setback
 30ft rear setback



MARSCHKE ENGINEERING
 5625 Alona Point
 Osage Beach, MO 65065
 matt.m@mwec.us
 Telephone: 573-216-0066
 www.mwec.us



Plot: 3/2/2026 1:01:11 PM
 MO Corp: 2001015503
 Expires 12/31/2026

C-1

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 SAVE DATE: 3/2/2026 1:00:20 PM



Date Received: 3-20-26
Case #: #430
Rezoned

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Lakefront Apartments LLC Phone:
Address: 820 Main St Unit R City: Antioch State IL Zip: 60002

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

Marisol Ash, 847-305-5949, 820 Main ST, Unit R, Antioch, IL 60002
Anthony Ash, 708-983-8179, 820 Main ST, Unit R, Antioch, IL 60002

2. Name of landowner's representative, if different from above: Matthew J. Marschke Phone: 573-216-0066
Address: 5625 Alona Point City: Osage Beach State: MO Zip: 65065

3. All correspondence relative to this application should be directed to whom? Matthew Marschke and the Ashs
Address: City: State Zip:

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:
South of Links Road near, 1153 Links Road, Osage Beach, MO 65065

5. Do you have a specific use proposed for this property? Yes No
Explain all uses: Multi Family

6. Area of property in square feet or acres: 3.86 Acres

7. Current zoning classification: R-1b

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

9. Proposed zoning classification: R-3with PUD-1 overlay

10. How long have you owned this property? 5 years, 8/18/2020

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

12. Current use of all property adjacent to subject property:
North: Residential, single family
South: Timber East: Timber West: Existing Apartment Complex

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

West side, existing apartments

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?

West side, Previously rezoned.

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.

Public Facilities will be minimally effected.

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

See attached letter

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 ^{Osage} ~~Osage~~ ^{Osage} ~~Osage~~ } ss

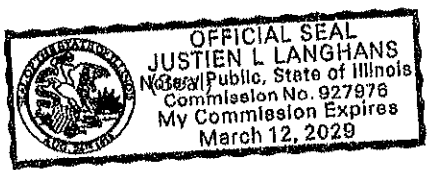
I, MSH MARISOL / Member, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

[Signature]
Signature Owner/Applicant

03/19/2026
Date:

Subscribed and sworn to before me on this 19th day of March, 2026.

[Signature]
Notary Public:
March 12, 2029
My Commission Expires:



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



Midwest Engineering Company LLC
(DBA Marschke Engineering, LLC in
Illinois)

415 E. Vandalia Street
Edwardsville, IL 62025

5610 Alona Point
Osage Beach, MO 65065
(573) 216-006

March 16, 2026

Dear Honorable Board,

Please find attached the complete rezoning application for the Links Apartment project, located as shown on the enclosed site plan. The intent is to rezone the property to R-3 with a PUD-1 overlay, with the resulting density defined on the site plan provided.

The surrounding area is currently zoned for multifamily development to the west and north of the parcel. Single-family properties also exist along the northern and southern sides of the site. The eastern side of the property is currently undeveloped.

The proposed project consists of multi-level apartment buildings with 12 units per building. Each building will be accessible from both the ground level and upper levels, allowing parking on both sides of the building and providing entrances to different floors at various elevations throughout the site. Access to the development will be provided by two roadways designed to allow fire trucks to circulate the site and safely exit the property.

Existing water, sewer, electric, and gas utilities are ample and available in the immediate vicinity of the project.

We appreciate your consideration of this request. Please feel free to contact me with any questions.

Sincerely,

Respectfully,

Matthew J. Marschke, P.E.

Enclosed:

Letter Describing the Property
City of Osage Beach Rezoning Application
Filing Fee, Check