

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE CITY OF OSAGE BEACH, MISSOURI. BY REZONING A PARCEL OF LAND AS DESCRIBED IN REZONING CASE #427.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, AS FOLLOWS, TO WIT:

Section 1. That the real estate, generally described as RWK Real Estate LLC, is under the terms and conditions contained in Exhibit A and Exhibit B, attached hereto in Rezoning Case No. 427.

Exhibit A: Legal Description.
Exhibit B: Conditions

Section 2. That this Ordinance shall be in full force and effect upon date of passage and the approval of the Mayor.

READ FIRST TIME: August 7, 2025

READ SECOND TIME: August 21, 2025

I hereby certify that the above Ordinance No. 25-61 was duly passed August 21, 2025, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 6

Nays: 0

Abstentions: 0

Absent: 0

This Ordinance is hereby transmitted to the Mayor for his signature.

August 21, 2025
Date

Tara Berreth
Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury
Cole Bradbury, City Attorney

I hereby APPROVE Ordinance 25.61.

August 21, 2025
Date

Michael Harmison
Michael Harmison, Mayor

ATTEST:

Tara Berreth
Tara Berreth, City Clerk

"EXHIBIT A "
LEGAL DESCRIPTION

R-1 Zoning

A tract of land situated and being part of the Southwest 1/4 of the Northwest 1/4, Section 10, Township 39 North, Range 16 West, said tract also being part of Lot 8, Sycamore Creek Estates North, Second Amended Plat, as recorded in Plat Book 85, Page 14, in the Office of the Recorder, Camden County, Missouri, being more particularly described by metes and bounds as follows:

BEGINNING at the SW corner of Lot 4B, of said Sycamore Creek Estates North, Second Amended Plat, thence South 88 deg 10 min 54 sec East, along the South line thereof, 336.18 feet to the SE corner of said Lot 4B and the Westerly right of way of Dogwood Road, thence leaving said South line, and continuing along said Westerly right of way as follows:
South 08 deg 34 min 37 sec West, 314.79 feet, thence South 29 deg 12 min 00 sec West, 213.70 feet to the intersection of said Westerly right of way and the Northerly right of way of Dude Ranch Road, thence leaving said Dogwood Road right of way and continuing along said Northerly right of way of Dude Ranch Road, South 85 deg 02 min 00 sec West, 58.53 feet, thence South 80 deg 17 min 00 sec West, 235.44 feet, thence leaving said Northerly right of way, North 15 deg 19 min 31 sec East, 244.65, thence North 08 deg 27 min 11 sec East, 160.00 feet, thence North 06 deg 14 min 13 sec East, 160.00 feet to the POINT OF BEGINNING.

Containing 3.85 acres.

C-1 Zoning

A tract of land situated and being part of the Southwest 1/4 of the Northwest 1/4, Section 10, Township 39 North, Range 16 West, said tract also being part of Lot 8, Sycamore Creek Estates North, Second Amended Plat, as recorded in Plat Book 85, Page 14, in the Office of the Recorder, Camden County, Missouri, being more particularly described by metes and bounds as follows:

COMMENCING at the NW corner of Lot 1, of Sycamore Creek Estates, as recorded in Plat Book 48, Page 33, thence South 87 deg 56 min 18 sec East, 280.12 feet to the NE corner of said Lot 1 and the POINT OF BEGINNING, thence along the East line of said Lot 1, South 01 deg 45 min 08 sec West, 470.33 feet to the Northerly right of way of Dude Ranch Road, thence leaving said East line and continuing along said Dude Ranch Road right of way, on a curve to the left, 85.44 feet, with a radius of 617.60 feet and a chord direction of North 80 deg 35 min 48 sec East, 85.38 feet, thence North 76 deg 38 min 00 sec East, 113.94 feet, thence North 80 deg 17 min 00 sec East, 62.73 feet, thence leaving said Northerly right of way, North 03 deg 10 min 27 sec East, 556.49 feet, thence North 88 deg 10 min 54 sec West, 228.69 feet to the East line of Lot 2, of Sycamore Creek Estates North, First Amended, as recorded in Plat Book 58, Book 2 in said Office of the Recorder, thence South 01 deg 43 min 24 sec West, along said East line, 145.18 feet to the SE corner of said Lot 2, thence North 87 deg 56 min 18 sec West along the South line thereof, 10.43 feet to the POINT OF BEGINNING.

Containing 3.39 acres.

**“EXHIBIT B”
CONDITIONS**

Permitted Uses within the C-1 Property:

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

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

Permitted Uses within the R-1 Property:

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

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

Construction:

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

Bulk, Area, and Height Requirements:

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

Public Facilities:

Engineering plans for water, streets, and sewer improvements will be submitted with the required permit applications or plats. These plans, including a drainage plan, must be submitted and approved prior to development. Coordination with the City Engineer is required to ensure that all public improvements are sized and designed to accommodate future phases of development and adjacent properties.

1. All required public improvements will be constructed by the applicants or subsequent owner(s). Financial assurances must be provided in conjunction with the preliminary and final plats.
2. Any infrastructure to be dedicated to the City of Osage Beach into any of the public systems must go through the required procedure for acceptance by the City.

Access:

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

Parking:

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

Buffering and Screening:

Buffering and screening shall be required as per the Osage Beach Zoning Code for the C-1 (General Commercial) and surrounding zones. The buffer zone, between the commercial and residential properties, that is proposed in this

request, must be maintained and cannot be developed.

Exterior Lighting:

1. Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing residential area(s). Additionally, all exterior lighting shall be so arranged and shielded so as to confine all direct light rays within the boundaries of this district.
2. All street lighting proposed shall meet the City's standards for street lighting for the specific designation for each roadway (thoroughfare, collector, local etc.). Applicants should coordinate with the City's Engineering Department on street lighting installations.

Signage:

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

Maintenance of Open Space and Common Areas:

The maintenance of common area and facilities within the district shall remain the responsibility of the developer(s) or shall be assumed by a legally constituted property owners association that meets all the legal requirements prescribed by the City Attorney.

Platting:

All development within this PUD must be platted in accordance with Osage Beach Subdivision Regulations. The uses permitted and the intensity of development as prescribed by the approval of this PUD shall not be subject to review during the platting process.

Final Development Plan:

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

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