

**CITY OF LAKE OZARK**  
A Missouri Municipality of the 4th Class

**BILL NO.: 2023-66**

**ORDINANCE NO.: 2023-66**

**AN ORDINANCE ADOPTING THE FINDINGS AND RECOMMENDATION OF  
THE PLANNING AND ZONING COMMISSION OF THE CITY OF LAKE  
OZARK AND APPROVING A SPECIAL USE PERMIT FOR AARON SELF/U-  
HAUL FOR CONDUCTING SELF-STORAGE BUSINESS OPERATIONS  
WITHIN A C-2 DEVELOPMENT DISTRICT WITHIN THE CITY OF LAKE  
OZARK**

**WHEREAS**, Aaron Self/U-Haul, (“Applicant”), has applied for a special use permit for the purpose of conducting a self-storage business (“Application”) on the real property (Parcel ID No. 129029001001001000) located near Highway 54 and the Osage River Bridge on the northeast side of the Osage River Bridge in Lake Ozark, Missouri (“Property”), said Property being situated in Section 29, Township 40 North, Range 15 West; and,

**WHEREAS**, the Property is located in a C-2 General Commercial District and a special use permit may be issued to conduct self-storage operations with the C-2 District; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Lake Ozark (“Commission”) held a public hearing on December 6, 2023 on the Application with notice of said public hearing being properly published, posted, and given to residents of the City of Lake Ozark, Missouri and the property owners residing within 185 feet of the Property; and,

**WHEREAS**, after hearing evidence from the Applicant and the citizens in attendance at the public hearing, the Commission deliberated on the Application, made findings of fact, and recommended that the Board of Aldermen of the City of Lake Ozark approve the Application subject to special condition, which are set forth in the Commission’s Findings of Fact and Recommendation attached hereto as Exhibit 1; and,

**WHEREAS**, the procedure set forth in the zoning code relating to special use permits have in all matters been complied with.

**NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF ALDERMEN OF THE CITY OF LAKE OZARK, MISSOURI AS FOLLOWS:**

The Board of Aldermen of the City of Lake Ozark, Missouri hereby adopts the findings of fact and recommendation of the Commission with respect to the Application

for a special use permit for the purpose of conducting self-storage operations on the Property as requested by the Applicant. Accordingly, the Application for a special use permit for the Property as requested by the Applicant is hereby approved. A copy of the Commission's Findings of Fact and Recommendation is attached hereto as Exhibit 1 and incorporated herein by this reference.

**First Reading: December 12, 2023** \_\_\_\_\_

**Second Reading: January 9, 2024**

**DULY READ AND APPROVED THIS 9th DAY OF JANUARY, 2024**

Alderman Denny	Aye
Alderman Watts	Aye
Alderman Thompson	Aye
Alderman Neels	Aye
Alderman Jackson	Aye
Alderman Ridgely	Aye

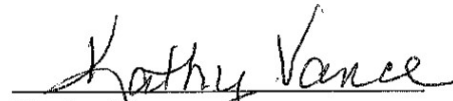
**APPROVE:**

**ATTEST:**

**MAYOR:**

**CITY CLERK**

  
Dennis Newberry

  
Kathy Vance

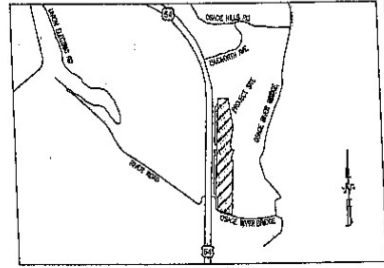




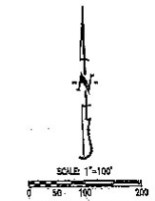
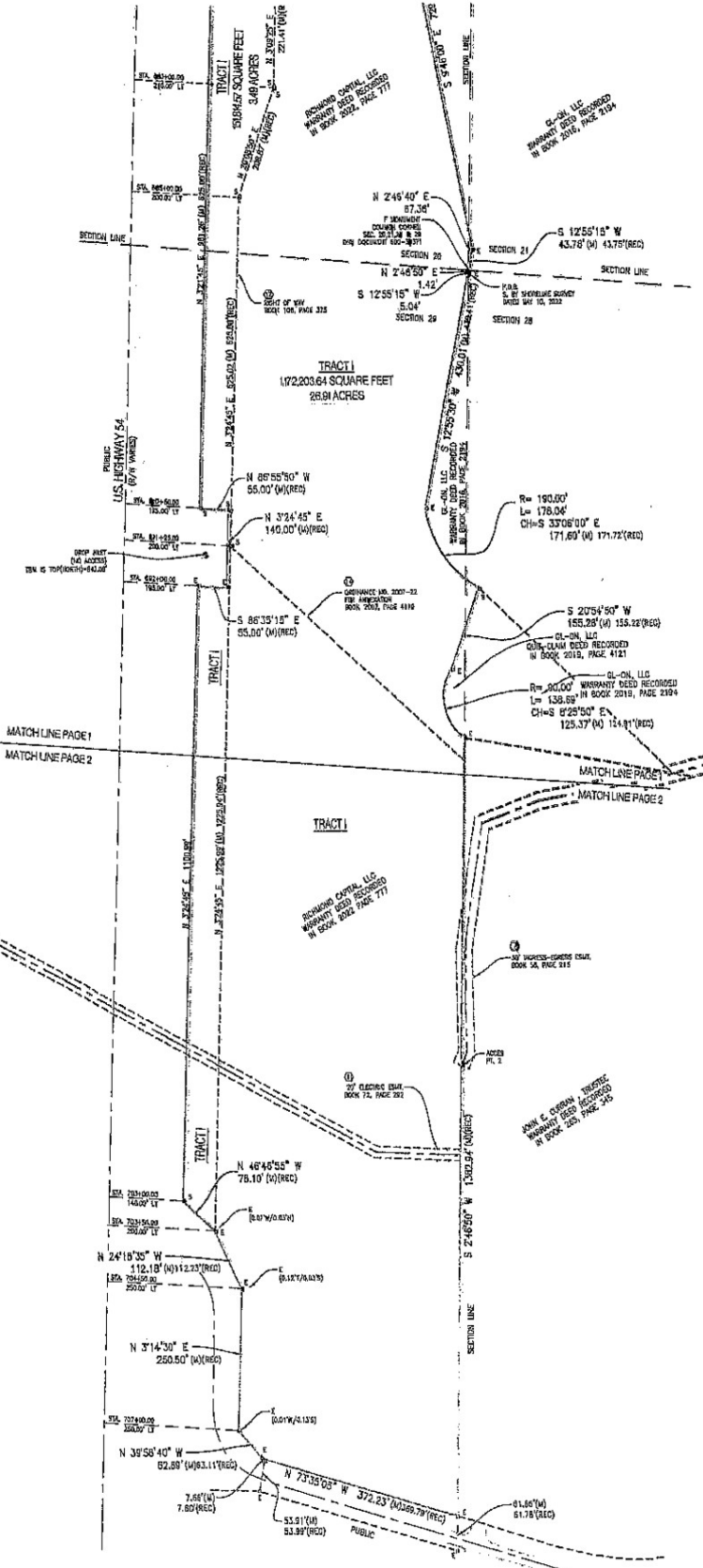


ALTA/NSPS LAND TITLE SURVEY  
**UHAUL-LAKE OZARK, MO**

LOCATED IN PART OF SECTION 20, 21, 28 & 29,  
 TOWNSHIP 40 NORTH, RANGE 15 WEST,  
 MILLER COUNTY, MISSOURI  
 OCTOBER 31, 2023



LOCATION MAP  
 NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

- LEGEND:**
- E EXISTING
  - S SET
  - ▲ SET 1/2" IRON PIPE OR 1/2" ROD
  - (UNLESS NOTED OTHERWISE)
  - PERMANENT MONUMENT
  - (N) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - RIGHT-OF-WAY BARRIER
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - R- CURVE RADII
  - L- CURVE ARC LENGTH
  - CH-S CURVE CHORD DIRECTION & LENGTH
  - CENTERLINE
  - ✕ EXISTING POWER POLE
  - EXISTING DRY HOLE
  - EXISTING LANE INDRIFT
  - EXISTING SIGN
  - ① REFERENCE NUMBER OF SCHEDULE B EXCEPTIONS

- LINE LEGEND:**
- EXISTING BOUNDARY LINE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING FENCE LINE
  - EXISTING STORM SEWER
  - EXISTING GET CENTER
  - EXISTING 10FT CONDUIT
  - EXISTING GRASS
  - EXISTING ASPHALT
  - EXISTING CONCRETE

**UHAUL - LAKE OZARK, MO**

LOCATED IN SECTIONS 20, 21, 28 & 29,  
 TOWNSHIP 40 NORTH, RANGE 15 WEST,  
 MILLER COUNTY, MISSOURI

CORPORATE NUMBER: 33065014

# Exhibit A

## Legal Description of the Real Estate Portion of the Property

### Survey Descriptions

#### Tract 1

A tract of land situated in and being a part of the Northeast Quarter, of the Northeast Quarter Section 29, Township 40 North, Range 15 West, and part of the Southeast Quarter, of the Southeast Quarter of Section 20, Township 40 North, Range 15 West, and Part of the Northwest Quarter, of the Northwest Quarter of Section 28, Township 40 North, Range 15 West and being a part of the lands described by deed in Document Number 2009-452, and part of the lands described by deed in Document Number 2009-452 in the Records of Miller County, Missouri and being more particularly described as follows:

Commencing at a DNR Monument Marking the corner common to Sections 20, 21, 28, and 29, Township 40 North, Range 15 West as described by Corner Document 600-39371 in said Records of Miller County; thence, North 2 Degrees, 48 Minutes, 15 Seconds East, 1.42 feet to a 1/2 inch rebar and the POINT OF BEGINNING; thence, South 12 Degrees, 54 Minutes, 57 Seconds West, along the Westerly line of a tract of land described by deed in Document Number 2016-2194 in said Records of Miller County, 436.43 feet to a 1/2 inch rebar; thence, on a curve to the left 478.60' with a radius of 190.00 feet, and a chord direction of South 33 Degrees, 16 Minutes, 04 Seconds East, 172.10 feet to a 1/2 inch rebar; thence, South 20 Degrees, 56 Minutes, 17 Seconds West, 155.26 feet to a 1/2 inch rebar; thence, on a curve to the left 138.89 feet with a radius of 90.00 feet, and a chord direction of South 8 Degrees, 24 Minutes, 25 Seconds East, 125.37 feet to 1/2 inch rebar; thence, leaving said Southerly line, South 2 Degrees, 48 Minutes, 15 Seconds West along the Westerly line of a tract of land described by deed in Document Number 2019-4121 in said Records of Miller County, 314.91 feet to a 1/2 inch rebar; thence, leaving said Westerly line, continuing along said bearing, along the westerly line of a tract of land described by deed in Book 265, Page 345 in said Records of Miller County, 1068.04 feet to a 1/2 inch rebar; thence, leaving said Westerly line, North 73 Degrees, 33 Minutes, 36 Seconds West along the Northerly to Northwesterly right of way of Osage River Bridge Road, 372.23 feet to a right of way marker; thence, North 39 Degrees, 57 Minutes, 11 Seconds West, 62.89 feet to a right of way marker; thence, leaving said Northerly to Northwesterly right of way, North 3 Degrees, 15 Minutes, 55 Seconds East along the Westerly to Northwesterly right of way of said Osage River Bridge Road, 250.50 feet to Centerline Station 704+50.00, 250 feet left of the Centerline of U.S. Route 54; thence, North 24 Degrees, 14 Minutes, 08 Seconds West, 112.18 feet to Centerline Station 703+50.00, 260 Feet Left of said Centerline; thence, leaving said right of way, North 3 Degrees, 26 Minutes, 10 Seconds East, 1225.99 feet to Centerline Station 691+25.00, 200 feet left of Centerline of said U.S. Route 54; thence, North 3 Degrees, 26 Minutes, 10 Seconds East, 625.02 feet to centerline station 685+00.00, 200 feet Left of said Centerline; thence, North 3 Degrees, 26 Minutes, 10 Seconds East, 625.02 feet to Centerline Station 685+00.00, 200.00 feet left of said Centerline; thence, North 20 Degrees, 10 Minutes, 17 Seconds East, 208.88 feet to Centerline Station 683+00.00, 260 feet left of said Centerline; thence, North 3 Degrees, 10 Minutes, 54 Seconds East, 221.42 feet to Centerline Station 680+78.09, 260 Feet left of said Centerline; thence, North 27 Degrees, 34 Minutes, 21 Seconds West, 98.14 feet to a 1/2 inch rebar; thence, on a curve to the left 129.31 feet, with a radius of 3074.93 feet, and a chord direction of North 0 Degrees, 32 Minutes, 22 Seconds West, 129.30 feet to a 1/2 inch rebar; thence, leaving said right of way of U.S. Route 54, North 84 Degrees, 58 Minutes, 20 Seconds East, 114.58 feet to a 1/2 inch rebar; thence, South 82 Degrees, 03 Minutes, 37 Seconds East, 159.35 feet to a 1/2 inch rebar; thence, South 9 Degrees, 44 Minutes, 33 Seconds East along the Westerly line of a tract of land described by deed in Document Number 2016-2194 in said Records of Miller County, to a 1/2 inch rebar; thence, South 12 Degrees, 52 Minutes, 42 Seconds West, 43.75 feet to the POINT OF BEGINNING.

Containing 26.91 Acres.

Subject to all easements and restrictions of record

#### Tract 2

A tract of land situated in and being a part of the Northeast Quarter, of the Northeast Quarter Section 29, Township 40 North, Range 15 West, and part of the Southeast Quarter, of the Southeast Quarter of Section 20, Township 40 North, Range 15 West, and being a part of the lands described by deed in Document Number 2009-452, and part of the lands described by deed in Document Number 2009-452 in the Records of Miller County, Missouri and being more particularly described as follows:

Commencing at a DNR Monument Marking the corner common to Sections 20, 21, 28, and 29, Township 40 North, Range 15 West as described by Corner Document 600-39371 in said Records of Miller County; thence, North 2 Degrees, 48 Minutes, 15 Seconds East, 1.42 feet to a 1/2 inch rebar; thence, North 12 Degrees, 52 Minutes, 42 Seconds East along the Westerly line of a tract of land described by deed in Document Number 2016-2194, 43.75 feet to a 1/2 inch rebar; thence, North 9 Degrees, 44 Minutes, 33 Seconds West, 729.36 feet to a 1/2 inch rebar; thence, leaving said Westerly line, North 82 Degrees, 03 Minutes, 37 Seconds West along the Northerly line of said tract of land, 159.35 feet to a nail; thence, South 84 Degrees, 58 Minutes, 20 Seconds West, 114.58 feet to a nail; thence, leaving said Northerly line, on a curve to the right 129.31 feet, with a radius of 3074.93 feet, and a chord direction of South 0 Degrees, 32 Minutes, 22 Seconds West, 129.30 feet to Centerline Station 680+00.00, 210 feet right of the Centerline of U.S. Route 54 and the POINT OF BEGINNING; thence, South 42 Degrees, 47 Minutes, 54 Seconds West along the Easterly right of way of said U.S. Route 54, 109.49 feet; thence, South 3 Degrees, 23 Minutes, 11 Seconds West, 981.26 feet to Centerline Station 690+60.00, 140 feet right of said Centerline; thence, South 86 Degrees, 54 Minutes, 23 Seconds East, 219.92 feet to Centerline Station 690+60.00, 195 feet right of said Centerline; thence, South 3 Degrees, 26 Minutes, 10 Seconds West, 140.00 feet to Centerline Station 692+00.00, 195.00 feet Right of said Centerline; thence, North 86 Degrees, 33 Minutes, 50 Seconds West, 55.00 feet to Centerline Station 692+00.00, 140 feet right of said Centerline; thence, South 3 Degrees, 26 Minutes, 08 Seconds East, 1100.99 feet to Centerline Station 703+00.00, 140 feet right of said Centerline; thence, South 46 Degrees, 45 Minutes, 29 Seconds West, 78.10 feet to Centerline Station 703+50.00, 200 feet right of Centerline; thence, North 3 Degrees, 26 Minutes, 10 Seconds East, 1225.99 feet to Centerline Station 691+25.00, 200 feet left of said Centerline; thence, North 3 Degrees, 26 Minutes, 10 Seconds East, 625.02 feet to Centerline Station 685+00.00, 200 feet left of said Centerline; thence, North 20 Degrees, 10 Minutes, 17 Seconds East, 208.88 feet to Centerline Station 683+00.00, 260 feet left of said Centerline; thence, North 3 Degrees, 10 Minutes, 54 Seconds East, 221.42 feet to Centerline Station 680+78.09, 260 feet left of said Centerline; thence, North 27 Degrees, 34 Minutes, 21 Seconds West, 98.14 feet to the POINT OF BEGINNING.

Containing 3.49 Acres.

Subject to all easements and restrictions of record