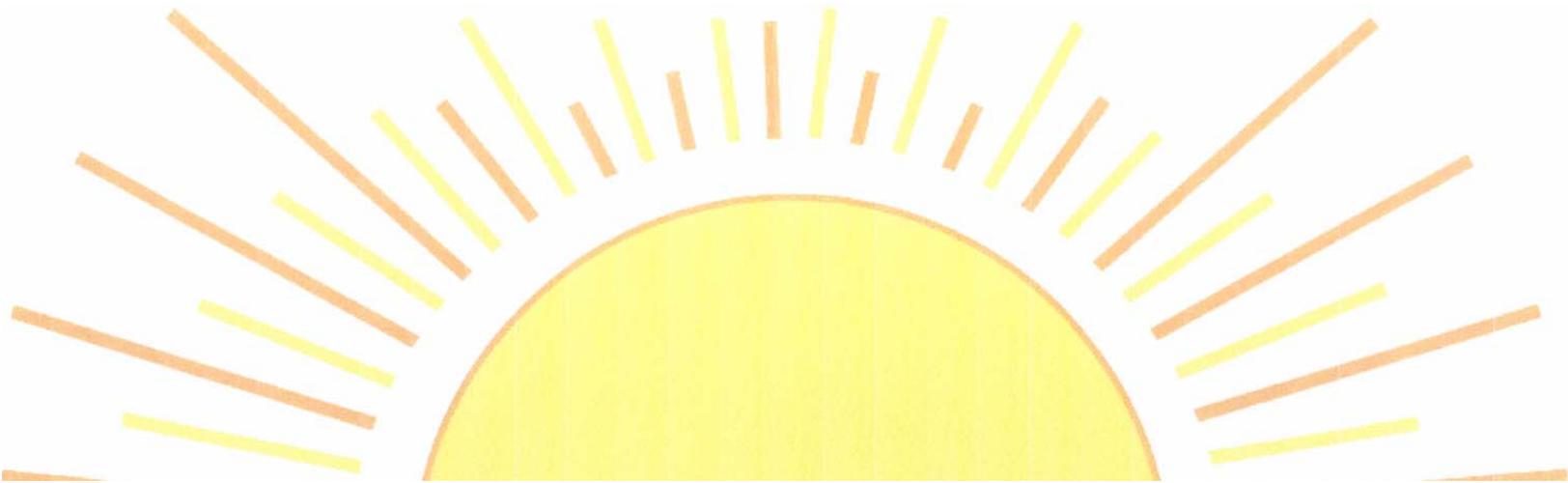


The Village of Sunrise Beach Missouri Comprehensive Master Plan



2008

RESOLUTION 2008-F

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SUNRISE BEACH, MISSOURI AS FOLLOWS:

SECTION 1. The board of Trustees hereby endorses the Comprehensive Plan of October 2008.

SECTION 2. In order for the Comprehensive Plan to remain relevant over time, the Plan should be periodically reviewed and updated to reflect changing conditions.

SECTION 3. During the review of said Plan, and prior to amending any of its contents or elements, the Planning Commission shall endeavor to seek public input through a Public Hearing.

SECTION 4. That following adoption of the Comprehensive Plan, a copy of the Plan shall be provided to the County Recorder of Deeds Office and shall be on file in the office of the City Clerk.

APPROVED BY THE CHAIRMAN AND ADOPTED BY THE BOARD OF TRUSTEES, THIS 10th DAY OF November, 2008.

Curt Mooney, Chairman

Attest: _____
Connie Stadler, City Clerk

RESOLUTION
PZ- 0001

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN, THE
OFFICIAL GUIDE FOR FUTURE PHYSICAL DEVELOPMENT IN
THE VILLAGE OF SUNRISE BEACH MISSOURI

WHEREAS, the State Statutes of Missouri provides a mechanism
for the adoption of a comprehensive plan for cities; and

WHEREAS, the Planning Commission is empowered by the statutes
to develop, amend, and approve the Comprehensive
Plan; and

WHEREAS, the city recognizes the added value of planning for the
community; and

WHEREAS, input was solicited at a Public Hearing held on
September 2, 2008; and

WHEREAS, the City of Sunrise Beach Planning Commission
adopted the Comprehensive Plan in October, 2008

WHEREAS, the Comprehensive Plan includes among its elements
an Existing Land Use map and Future Land Use map
to be used as guide for future development.

PASSED, APPROVED and ADOPTED this 6th day of October, 2008

Cheri Alexander
Planning Commission Chair

Patti Embich
Planning Commission Secretary

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INTRODUCTION

In 1998 The Village of Sunrise Beach board of trustees passed ordinance 98-4 authorizing the establishment of a planning and zoning commission. The need for this commission was dictated by an ordinance passed in Camden County to plan and zone areas of the county that encompassed the Village of Sunrise Beach. The implementation of that commission was long delayed because of the lack of volunteers to serve on the commission.

On June 27 2007 a full panel of commission members was sworn in to begin the task of developing a Comprehensive Master Plan and Zoning regulations.

This Comprehensive Master Plan is an official advisory document that outlines the community's vision and goals for the future and provides guidance for elected and appointed officials in making choices regarding the long-range needs of this Village. The goals, policies, recommendations and maps are interrelated and should not be used independently from one another or other adopted elements of the plan.

The Comprehensive Master Plan is the product of extensive data collection as well as public opinion research.

ACKNOWLEDGEMENTS

The preparation of this Comprehensive Master Plan was a community wide project that involved the time, effort and dedication of many people and organizations. Special acknowledgement goes to the following persons and groups.

Village Board of Trustees

Leonard Bowen, Chairman of the board 1992-2007
Curt Mooney, Chairman of the board 2007-
Ken Gerardy
Ted Hoover
Debby Stoller
Charlie Bott

Planning and Zoning Commission

Cheri Alexander	Carl M. Lucas 6/2007-2/2008
Charlie Bott * 11/2007-	Sue Coontz
Patti Embich	Dawn Merrell
Ken Gerardy* 6/2007-11/2007	Dorothy Wheeler
Ted Hoover* 6/2007-5/2008	Mark Williams
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*Village Trustee

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Eber Cude * University of Missouri Extension 6/2007-12/2007
Roger Corbin Village Planner
Matt Marschke Village Engineer
Greg Williams Village Attorney

*Eber Cude passed away during the preparation of this document and was a great asset in the short time he was with us.

Focus Groups

Two focus groups made up of 9 residents, business owners, or neighboring community's residents meeting on two occasions.

History of Sunrise Beach

During construction of the lake a local campsite was established on what was then road 17, which is now Lake Road 5- 35, in 1931. This area was located across the road from HA Thickstun. H.A. Thickstun's home quickly became a store, restaurant, and meeting place for the workers. These workers were here building roads, clearing brush and removing fire-place masonry left standing after the burning of farm houses to facilitate their removal so the lake could be filled.

Since this location on Lake Road 17 was the hub of the activity in this area a post office was established in H.A. Thickstun's home. It was his job to bring in the mail by ferry as the bridges had not yet been built.

At the site where the Sunrise Beach Community Center now stands was a business named "The Hurricane Deck Log Slide" The business was owned by Mr. Weightstill Woods who donated and sold land for the center. The original business was located on road 18, now Lake Road 5-36. You can still see the old log slide from the 37 mile mark on the lake.

The first permanent building of Sunrise Beach was a log structure built in 1934-35 where the Sportsman's Hangout is, next to where our current City Hall. The building was originally used as a meeting place, for square dancing and any other public function.

One of the most distinctive bridges in the Lake of the Ozarks is the Hurricane Deck Bridge which carries Missouri Route 5 across the Osage Arm of the lake. The Hurricane Deck Bridge was completed in 1936. It is one of three "upside down" bridges where its truss support is below the road deck enabling passengers in cars to see the lake. Originally there was a toll to use Hurricane

Deck Bridge: 40 cents for a car and driver, 5 cents for each additional passenger, cars towing trailers had to pay 60 cents plus the nickel surcharge for each additional passenger. Most of the people in the area, including the tourists, would drive great distances to avoid paying the toll on the bridge. The toll was removed in 1953.

Union Electric donated land on Road 20, now F for the first school. There were no busses and electricity did not arrive until 1941. The first church was Grape Arbor Church in 1913. It was later renamed Rockdale Union, the remains of which can still be seen on Route F. Kent Memorial Lutheran Church was established in 1951, and still serves the community today and is located on 5 highway, north of the present city hall.

The Post Office moved out to the highway in 1961. The first building specifically designed as a Post Office was built on Highway 5 in 1977 next to where the current city hall is, and is now the site of Daylight Donuts. A new Post Office was built on Highway 5, next to the Library, in 2001. Our Post Office has advanced from third class status in 1951 to its present first class status of today.

The Village of Sunrise Beach was incorporated in 1954. It was an area of approximately 2.5 square miles.

In 1959 some people got together and established our Volunteer Fire Department. The volunteers obtained a Land Use Permit signed by the Conservation Department that allowed them to build a firehouse located at the Zack Wheat Park. Our fire department has now evolved to include five fire houses and a full time paid staff that is augmented by many volunteers.

Community Profile

The Village of Sunrise Beach is located on the Lake of the Ozarks Missouri. The community is situated in the northern portion of Camden County along Missouri Highway 5 between the city of Laurie (pop. 748 est.) to the north and the city of Camdenton (pop. 2779). A portion of the corporate limits overlaps into neighboring Morgan County. According to the census bureau, the village has a total area of 4.4 square miles.

The entire lake area has a year round changing population of seasonal residents. Most estimates place the population change at an increase of 60-66 percent during the warmer periods of the year. This causes increased congestion on the already stressed transportation network.

Recently, the village has begun to annex into the surrounding counties and is growing at a faster rate (7.4%) than the state as whole. Because of investments in the transportation infrastructure by MoDOT in Camden County, and areas that can accommodate growth, more changes in population are forecast in the near future, in and around Sunrise Beach.

The community has a new post office and a readily identifiable zip code that delineates its future growth area. To compliment this, it has the Sunrise Beach Fire Protection District and over 112 businesses many of which incorporate the Sunrise Beach name.

The village is governed by a 5 member board of trustees and has its own police and municipal court facilities. Additionally, the Camden County Library has a viable branch to serve the people of the surrounding area. One elementary school (Hurricane Deck) is also located in the village limits.

Population Characteristics

Since the 2000 census Camden County has experienced phenomenal growth (8.2%) estimated at an additional 3053 persons, from the 2000 census population of 37,051.

Growth will continue between 2007 and 2010 but at a slower rate (3.3%) with a population of 41,643 by the next census. (see Appendix A)

Morgan County is growing at a slower rate (6.9%), 1,341 since the 2000 census, most of that in the lake region. Morgan county is forecast to have a population of 21,572 in 2010 at the time of the next census, a net gain of 1,136 from 2005, a total change of 2,263 from the 2000 census (approx. 3 times the size of Laurie).

In both counties the net increases are from in-migration as natural increases (births-deaths) show negative numbers meaning younger people are moving out being largely replaced by older people. The village had a 2000 census population of 368 and 171 households.

The village of Sunrise Beach is estimated to have a population of 424 as of July 2007, based on a population growth rate of 7.4% since the 2000 census. Nearly 73% of that population is over age 35, and the median age of the population is substantially higher (14 yrs.) than the state average, which has a median age of 51 years. Nearly 94% of the population is white with small percentages of the other races. Most are at least high school graduates, with only 17.4% non-graduates, and 60% live in married households. With only 41 persons or 10.7% of the population below poverty status, it ranks below the state average.

Economic Base

Household incomes in 2005 were \$29,300 up from the \$27,679 in the 2000 census, but substantially (33%) lower than the \$41,974 median income for the state of Missouri. Median housing values in 2005 were \$154,700 were higher (21%) than the rest of the state due primarily to the appreciated lake location values.

Occupations in order were sales and office 34%, service 28%, construction and maintenance 18%, managerial and professional 15%, and production, transportation and material moving 5%. Nearly 38% of that work force commuted to work, using the highway 5 corridor. Housing structures are newer with nearly 78% built after 1970. Housing units change owners at a rapid rate with nearly a 58% occupancy change since 1995. Scarcity of units provides for rents above average and 84% of all units are owner occupied.

The business core of the community (112 business licenses) is made up of small retail and service ownerships. These are scattered along Missouri Highway 5 in clusters of ribbon type development. Persons outside of the community own a number of these entrepreneurship. The 2000 census unemployment rate was 4.3%, and is currently estimated to be very low.

Future Growth Potential

Sunrise Beach is today at a crossroads with a great potential for land use change. It is on the threshold of positive changes to its water and sewer infrastructure, and new transportation plans. The segment of Missouri Hwy 5 (5 miles approx.) that stretches from the Laurie city limit through the village to the unincorporated area of Hurricane Deck is one of the largest areas still available at the Lake of the Ozarks for commercial and light industrial development. MoDOT average daily vehicle counts (est.) of 8,166 in 2006 and 8,126 in 2005 support this

concept. Peak traffic flows of 784 vehicles per hour in the morning and 789 per hour in the evening suggest that the area has a proven market for new commercial uses. Part of the village lays at the intersection of Hwy 5 and the F Road Community Bridge Corridor. This important link in the lake area transportation will become more important with future growth and is already undergoing land use changes. With increased commercial development, more permanent jobs will be created and will have a positive effect on the viability of the community.

The Shawnee Bend and Porto Cima areas represent real developed neighborhood areas east of the present village boundaries that can be viable parts of the community. Data from the Community Bridge Authority suggests high vehicle counts during this past year. During the three winter months 275,882 vehicles (91,960 per month/3,065 per day) used the bridge.

The tourist season saw a dramatic increase of 544,221 vehicles during the three peak summer months (181,407 per month /6,047 per day) using this important corridor. This data suggests the high stress on this system during seasonal periods. Post office data also indicates this is the highest growth area in the Sunrise Postal Zone during the past five years.

Both Camden County and Morgan County, in 2005, had identical proportions of population not living in incorporated areas 75% (est.). The state of Missouri as a whole had 34% (est.) not living in municipalities. This suggests the counties are carrying a heavier burden than normal of required governmental services. This burden could be reduced with more orderly annexation by the cities, especially in Camden County, where the absolute number of 29,533 out of 39,432 (est.) living in unincorporated areas is very high. Potential growth for the Village of Sunrise Beach exists in reviewing immediate adjacent neighborhoods that could be added to its boundaries.

Community Assessment

Health Care

At this time the Village does not have any health care facilities. There are a number of clinics in Laurie, Camdenton, and Osage Beach. All of these facilities are with-in a 30 minute drive of the Village.

The Lake Regional Hospital is located in Osage Beach approximately 17 miles from the Village. This is a full service hospital with air ambulance pad and a top rated emergency facility.

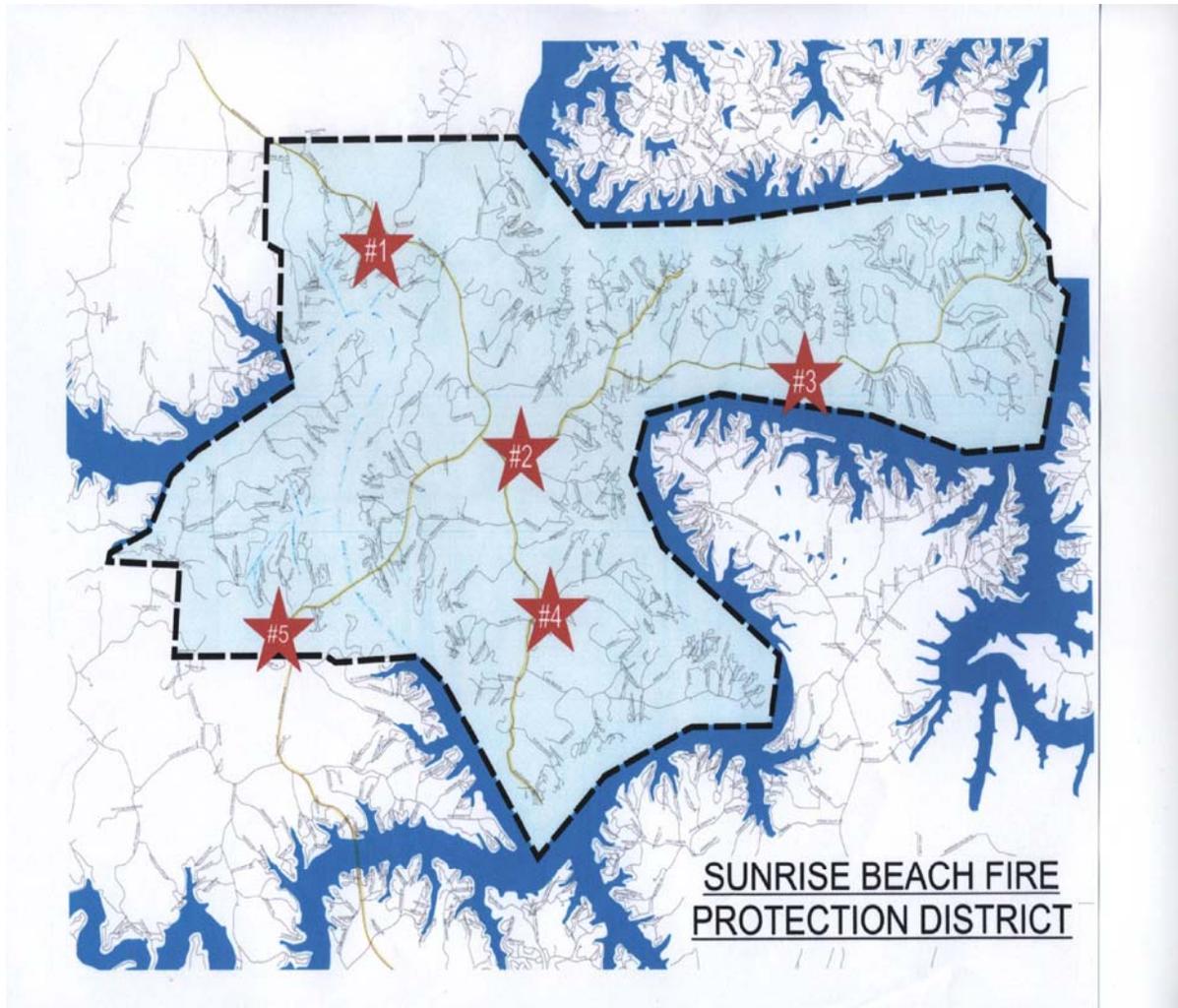
Ambulance service is provided by CAM-MO. They have a main office and garage facility at the boundaries of Sunrise Beach and Laurie on Cam MO Drive 374-8429.

Fire protection

Fire protection is provided by the Sunrise Beach Fire Protection District. The district now covers 58 square miles mainly in Camden County and a small section of Morgan County. The lake area is divided into districts for fire protection purposes and not by city or village boundaries.

The Sunrise Beach Fire Protection District has five fire stations. Station #1 is located on 5 Highway at Lake Road 5-33. This station is slated to be expanded to add administrative offices and training rooms. Station #2 is located on State Road TT. This station is the present location of administrative offices and is due to be raised, after station #1 is expanded, and rebuilt to accommodate larger and more equipment. Station #3 is located on State Road MM at the Shawnee Bend #3 area. Station #4 is located on State Road F at F10. Station #5 is located off Hwy 5 at 5-58. Only station #1 is manned full time.

The Sunrise Beach Fire Protection District has 14 full time employees and 20-25 volunteers. The stations house 2 brush units, 1 pump truck, 1 rescue unit, 4 engines, 5 tankers, 1 65' aerial truck, and 3 staff SUV's. At this time 4 new units have been ordered, 1- 105' aerial. 1 pump rescue unit and 2 4x4 pumpers. There are 2 fire boats, one at the 11 and one at the 34 mile mark of the lake.



Police

The Village is served by a full time police force. At this time there are four full time officer and two part time officers. The police station is located on Hwy 5 near the North village boundaries. The police force operates two four wheel drive

pickups, one four wheel drive SUV, and one patrol car. Emergency calls should dial 911 and not the city hall phone number.

Schools

The Village is served by two school districts, Morgan RII and Camdenton R III. Morgan RII serves the small portion of the village that lies in the Morgan county boundaries and Camdenton RIII services the rest of the Village and its surrounding area.

The Camdenton RIII Hurricane Deck Elementary school is located at the intersection of Hwy 5 and American Legion Road (LR5-33) and has classes K-5. Grades 6-12 are located at the main school campus in Camdenton.

Morgan County RII Gravois Elementary school has classes PK-3 after which students go on the Versailles school campus for grades 4-12.

There are a number of private schools in the lake area. The Lake West Christian Academy has PK-12 classes and is located on Hwy 5 near the North corporate limits of the Village.

Library

The Village is fortunate to have a branch of the Camden county library system located in our corporate limits. This facility is located on Hwy 5 at LR41. 573-374-6982. This library has WiFi access, public computers, copy machines, printers, kid's corner, audio books, and many other things you would expect of a larger library.

Parks and Recreation

At present there is only one park in the corporate limits. This is an eight acre area on Hwy 5 near American Legion road. The land is owned and maintained by the state. There are a number of picnic facilities spaced throughout the area and flat areas for pick up ball games.

The Lake of the Ozarks is a major recreational asset with over 1,100 miles of shoreline. The lake is the main reason that most of the cities and villages have developed throughout the area. While the lake does provide some of the recreational needs of the community it is important to remember the need for additional spaces for group sports such as baseball, soccer, walking and bike trails.

Infrastructure

Introduction

This section will cover the following services within the Village, water, sewer, transportation, electric, gas, solid waste, public facilities, and parks. These services provide for the general well being of this community and its surrounding areas. In some cases private companies provide services not normally supplied by the Village.

Water System

The village currently, does not have a municipal water system. Drinking water is provided by private wells. Presently, there are two community wells that provide service to an elementary school and a mobile home park. They are the only existing distribution systems on a very small scale. The village lacks the needed flow capacity to support larger scale developments. A new larger scale public system has been planned, along the Highway 5 corridor and it has been submitted

to DNR for funding. The proposed construction (shown on the accompanying map) would serve current as well as future development. The proposed system will eventually include two deep water wells and provide for all domestic needs as well as fire protection for a significantly expanded future city.

Phase 1 (shown on the accompanying map) will provide initial service to 175 persons and to approximately 500 in 20 years. Phase 1 design parameters are to provide a well (target capacity 175 gpm), booster pumping station(35 to 60 psi at 250 gpm) fire flow, and minimal storage(50,000 gal. level steel reservoir).

Phase 2 will provide service to the full length of Hwy 5 within the city limits and some surrounding areas(See map) and will serve a projected population of 1500 persons and will require a second 175gpm well, booster pumps capable of maintaining 35 to 60 psi at 125 gpm, a fire pump rated at 2000gpm, and an additional 300,000 gallon reservoir.

Water System Map Here

Wastewater Treatment

Most sewage disposal is provided currently, by private septic systems. Permits and requirements for these systems are controlled by DNR. These requirements were upgraded in 1996 to address to the location and design of systems installed close to the lake. Small private systems are installed in some areas to provide service for a group of homes or businesses where space or terrain permits in compliance with DNR regulations Presently, the village has submitted a plan for funding to serve the entire Hwy 5 corridor.

There are a few existing on-site county regulated systems. These facilities within the city limits include the Sunrise Laundry, Sunrise Cantina, Hawk Lane subdivision, Camdenton R-III school district and the B & P Hickory Pit. These existing systems are shown on the accompanying map.

The current plan, which would be accomplished in 2 phases, will utilize a combination of grinder pumps , and gravity systems. The back bone will be a pressure sewer main varying from 4 inch to 8 inch along the full length of highway 5 within the city limits and connecting to the wastewater treatment plant (accompanying map). Common watershed lift stations will deliver wastewater through a force main. The plant will use the extended aeration method of treatment, and be able to be expanded in 100,00 gal increments and will have enough capacity for both phase 1 and 2 as well as future development.

Lift stations will deliver wastewater through a force main to a wastewater treatment plant. The plant will use the extended aeration method of treatment, and be able to be expanded in 100,000 gal increments and will have enough capacity for both phase 1 and 2 as well future development.

Wastewater System Map Here

Transportation

State highway 5 is the main North South artery in the Village. County roads F and TT are prime collector roads. Most roads off the highway and county roads were called Lake Roads until 911 addresses were assigned to all locations in 2001. Now lake roads have names i.e. Lake Road 5-33 is now American Legion Drive; 5-35 is now Beechwood 5-36 is now Singing Oaks Dr.; and so on. Most long time residents still refer to roads by the old lake road number. Most of the Lake roads are “dead ends. In 2003 the Village paved all roads, meeting minimum requirements, which did not belong to the county or private individuals. The Village has approximately 13.3 miles of paved roads and 10.3 miles of gravel and paved private roads. This does not include state highway 5.

There are a number of small private and public airfields in the Sunrise Beach area. Five of these airports are capable of handling small private plans. Camdenton, Versailles, Eldon, Grand Glaze, Osage Beach and Lee C. Fine airports have refueling, hangers and other services. A few helicopter landing areas can be found in the area. These areas are not heliports with services. Most of the pads are used by emergence services to evacuate injured people to area health care facilities. Connecting flights to major hub are available in Columbia, Springfield and Jefferson City.

Transportation Map Here

Electricity

Electricity within the Village of Sunrise Beach and surrounding area is provided by the Co-Mo Electric Cooperative. This utility is significant because it provides service to a majority of residences, businesses, wells, docks, and pump stations. Recent data from the utility indicates there are 8266 meters on Co-MO lines within Camden County in the Sunrise Beach zip code. Approximately 650 of that total are in the limits of Sunrise Beach. It is important to note, one property may have multiple meters, and is not therefore an accurate measurement of households, but changes in the service can be used for measuring relative growth. During 2004 the utility added 83 meters to its service area or a 1% increase. 2005 it added 93 meters and 2006 added 119 meters. All this suggests continued growth in Sunrise Beach and vicinity.

Gas

There is no natural gas supply in the Lake of the Ozark area. All gas is liquid propane, LP, provide by a number of private companies through out the lake area.

Solid Waste

Solid waste disposal is provided by private companies operating through out the lake area. These companies are regulated by local and sate requirements and all disposal is in approved land fills. There is a recyclable facility on Y road, available to the public, for disposal of approved trash.

Issues and Goals

Introduction

The purpose of this section is to set forth goals and policies to guide the Village of Sunrise Beach in future development. In developing goals and policies, it is important to analyze existing community characteristics, such as: social and economic features, environmental resources, available services and existing land use. In addition to examining existing characteristics several important tools in the development of these goals were utilized including identifying community assets and problem areas, reviewing goals of existing community plans, compiling input from key stakeholders, adjacent governmental units, and seeking input from the community.

The goals address various issues and concerns. They vary in complexity and are often interrelated or complementary. Together, the goals set a course of action that will contribute to the future well being of the community. therefore, it is important that they are viewed collectively and not individually.

The following goals give the Master Plan the direction to guide the community in addressing present and future issues such as, retaining the character of the community, protecting the environment, accommodating new growth, and improving the quality of life offered in Sunrise Beach.

Vision

The Village of Sunrise Beach's residents appreciate the natural and scenic qualities of their community; especially those of The Lake of the Ozarks and the surrounding wooded areas, which dominate the landscape of the village. The purpose of the plan is to guide rather than to regulate developing the village in an orderly and complimentary fashion and second to insure that the necessary issues are considered and facilities are provided to accommodate this development where commercial, civic, and residential structures may be well combined to provide the

community with a measured and ordered increase in the amount, diversity, and richness of the village as a whole, while preventing the destruction of the countryside and not allowing the village to submit to disorganized and senseless sprawl. To these ends the citizens of Sunrise Beach are willing to put their energies and their resources.

Goals and Objectives

Goal: Improve Highway 5 to improve traffic flow, safety and appearance.

- Add new turn lanes along Hwy 5 focusing initially on the most congested areas.
- Remove and relocate entrances on Highway 5 for traffic flow as necessary.
- Work with MoDOT for improvements along Highway 5.
- As development occurs along the highway, upgrade the appearance with curbs, landscapes and trees.
- Provide street lighting along the main business areas.

Goal : Construct, operate and maintain a city wide water and sewage treatment system.

- Co-ordinate annexation and water/sewer infrastructure.
- Acquire land, as needed, for additional wells and treatment facilities as water/sewer systems expand.
- Require new development to fund its portion of the cost to extend water and sewer to new development.

Goal: Build a new city hall and police facility that is in keeping with the area represented by Sunrise Beach.

- Acquire land for a city hall, police station, court facility and maintenance facilities.
- Build maintenance facility to house existing and future road equipment.

Goal : Promote economic development.

- Provide for a mix of commercial uses at planned locations, which preserve aesthetics and provide safe efficient traffic flow and parking.
- Coordinate with the Chamber of Commerce, local economic agencies and the counties to create a positive climate for both existing and new businesses.
- Participate in public-private partnerships for economic development initiatives.
- Attract small businesses and light industry to increase and stabilize the work force

Goal : Build and maintain parks and recreation facilities.

- Acquire small parcels of land in existing housing areas for neighborhood parks, and at least one larger park for general use.
- Require future development to set aside areas for parks and public use.
- Seek funding for public use areas.

Goal : Evaluate opportunities for the annexation of contiguous land.

- Identification of costs and benefits of each proposed addition.

Goal : Encourage adequate housing stock.

- Encourage developers to invest in housing tracts to meet the needs of low to moderate-income families.
- Insure that all new development has the latest telecommunication infrastructure installed with other public utilities.
- Encourage single-family housing, especially along the lake.

Goal : Prepare for emergency management.

- Encourage new developments to provide storm protection adequate for the developed area.
- Provide early warning sirens, as needed, to cover all of the village area.
- Seek funds for shelter construction.

Goal : Provide adequate and functional road system throughout the village.

- Require new development to build roads that meet or exceed PZ requirements.
- Provide more North-South circulation by adding alternate routes parallel to Hwy 5 in future subdivision platting.
- Improve existing roads to include storm water control.

Goal : Promote educational and training opportunities.

- Work with the Camdenton R III School district to add additional schools in Sunrise Beach.
- Encourage a university or community college extension in the Village.
- Encourage the development of additional private schools.

Goal : Encourage additional health care for the Sunrise Beach area.

- Work with area doctors and health facilities to develop clinics within the village.
- Solicit nursing home corporations and encourage them to develop care facilities in the area.

Goal : Preserve Village Character.

- Prevent the spread of resort, commercial and related activities into established residential neighborhoods.
- Preserve property values by preventing incompatible land use.
- Adopt regulations for outdoor lighting to preserve night sky visibility.
- Adopt regulations for outdoor signage.
- Strive to maintain attributes by identifying and addressing issues that threaten village character.
- Build a community center facility for public uses.
- Discourage littering and the prolong leaving of junk vehicles and appliances

in public view.

- Enhance property values by promoting community clean-up and amend ordinances, as needed, to remove trash and unsightly litter.
- Adopt regulations for land development erosion control and restoration of green space.

Land Use

Existing Land Use

Housing Characteristics

The most recent census (2000) indicates Sunrise Beach had a total of 350 housing units in the village. A large proportion of these are in Morgan County in the northeast part of the community. The total occupied houses were 171, or 49% of the available housing stock. Vacant housing units measured 179 with 140 of those being seasonal or occasional use dwellings. The total vacant units numbered 39 with 23 of those available for immediate occupancy. The established vacancy rate was 6.5% of all units. A most important characteristic of housing is owner occupancy rate, which relates directly to maintenance and value. The census indicated that 84% or 143 of the 171 occupied dwellings were occupied by their owners leaving 28 or approximately 16% as rental units. The median housing value of all units in 2000 was \$127,500 and was estimated at \$157,700 in 2005 an 18%(approx) increase in value or a change of 3.6% per year. Census data indicates that 16 of the units were 2-4 unit multi-family dwellings and 21 contained between 5-19 units. approximately 114 units were listed as mobile homes. A number of these were clustered in mobile home parks. The high number of mobile homes indicates alternative housing markets have developed with lower rents because of affordability. It also indicates a strong need for affordable multi-family structures and shows conditions of a constrained housing market. As commercial development occurs, there will be an even greater need for housing for those retail employees. Rents charged in 2000 were an average of \$324 per unit with nearly 50% below that and 50% from \$300 to \$599.

Only 11% of the owner occupied units were valued below \$50,000, with unit prices up to \$499,000. None were valued greater than \$499,000 in the 2000 census.

Two housing condition indicators in the census of the housing stock are age and lack of plumbing facilities. There are no units according to the census lacking complete plumbing in Sunrise Beach. The average age of housing in the community is 22 years. There are 72 units or 19% of the total that are less than 5 years old. Only 19 units or 5% were greater than 50 years old. With average to good maintenance, the overall condition of the units in the village should be above the Missouri state and national averages.

Distribution of Existing Land Use

Existing land use patterns within Sunrise Beach (see enclosed map) exhibit very defined patterns. Table A shows the mixed land uses during the plan development period. For comparative purposes, the present developed land uses within the neighboring city of Osage Beach has also been included. The village presently contains 3,169.6 acres. Approximately 70 percent (2205.8 acres) is undeveloped or in agricultural use.

(See enclosed land use map data table)

Table A
Mixed Land Uses of Developed Land

	Sunrise Beach		Osage Beach	
	Acres	Percent	Acres	Percent
Single Family	267.1	27.7	696	21.7
Multi-family	23.9	2.4	320	10.0
Commercial	333.6	34.6	708	22.1
Industrial	225.5	23.3	11	.3
Pub/Quasi	105.7	10.9	335	10.4
Park	8.0	.8	* 1,137	35.5
Total	963.8	100	3,207	100

Source: Windshield survey and Osage Beach Comprehensive Plan 2006

Residential development has concentrated in the northeast (older portion) of the village. The table clearly shows a deficiency (only 2.4%) in multi-family use. During the windshield survey multi-family uses accounted for in the 2000 census data were hard to locate. Existing commercial development is located along Highway 5 in three zones. The largest zone is at intersection 5 and F roads. This will be a principal economic development zone in the future. Public/Quasi-public uses are scattered through-out the village and include churches, schools and governmental facilities. The largest of these is Hurricane Deck School and associated land use parcels.

* (Osage Beach has a very large state park in the city limits)

Park and open-space land (approximately 8.0 acres) exists in one location along Highway 5 in a roadside park owned by MoDOT. There is a clear deficiency of land in park facilities of all types. These should be near residential use areas or used to buffer incompatible uses. There are two areas of industrial use, totaling 225.5 acres. These consist of a rock quarry at the southern city limit and a boat hoist manufacturer in the northeast corner of the village. Much of the undeveloped land is wooded with steep grades. The north portion of the village contains suitable amounts of relatively level land for residential development. Ample amounts of land for commercial uses along Highway 5 are still available. The village also has the potential for a private/public airport. An unimproved 3,500 ft. private strip presently exists in the southeast sector of the village and could hold long range possibilities for development.

Existing Land Use Map Here

Future Land Use Plan

Growth Plan

The survey and focus groups have provided input and caused changes in the Goals and Objectives and Future Land Use portions of the comprehensive plan. The future land use map should be viewed as a general guide in helping to make future land use decisions. The future growth plan of the village is based on three separate development zones concentrated along Hwy 5 north to south, The north section starts from Hurricane Deck elementary school to the North boundary with the city of Laurie, which will be referred to in the plan as North Town. The middle zone is centered on Lake Road 5-35 and is the original part of the village and will be referred to in the plan as Old Town. The south zone at the intersection of Hwy 5 and F road and will be referred to in the plan as South Town.

North Town

The plan for this zone utilizes existing land use and adds future commercial areas along Hwy 5 and designates residential, both single family and multifamily, development in suitable topographic areas. The neighborhood also provides ample space to add existing park and open space reserves. The large tract behind the Hurricane Deck School holds the potential for community wide recreation. This area could and should contain ball fields, walking and biking trails and other recreational facilities. The walking and hiking trails could additionally be used as a nature preserve for educational use by the nearby schools. This zone will be served by water and sewer in phase I of the village plan, and will be the site for a main wastewater treatment plant, and water storage facility. The corridor

immediately to the north on Hwy 5 contains large areas of flat development space that could be easily serviced with utilities and added to the future city.

Old Town

As the center of Sunrise Beach since its early incorporation, Old Town is located at the intersection of Hwy 5 and Lake Road 5-35. This area contains the present City Hall and the largest concentration of residences and lakefront dwellings previously covered in existing residential development. The future plan for this area includes “in-fill” residential development. Commercial development includes rehabilitation and preservation of existing structures as well as new construction opportunities along Hwy 5. Parks and open space have been allocated adjacent to the present residential neighborhoods for a buffer zone as well as providing easily accessible recreation space within short distances for the largest population within the village. This area is suitable for walking and biking trails. Old Town will be in phase I of the village’s water and sewer plan. Future city offices could be located here to maintain a historic and central location. Because of its proximity to residential areas Old Town could be a prime location for clinic or medical facilities.

South Town

The plan for the intersection of Hwy 5 and Hwy F is a high quality commercial zone. Because of its high traffic volumes and vehicle access, it has the potential for a community level shopping center. This zone is suitable for business parks and mall type structures. The future plan for this zone should be a commercial center containing businesses which will attract patrons from throughout the many neighborhoods of Sunrise Beach extending all the way to the Community Bridge on the East and to the Hurricane Deck Bridge on the south. It

is anticipated that the proposed Hwy 42 corridor, which will connect to Hwy 5, will be built and increase the local as well as regional circulation to this development zone. Water and sewer plans are entering the design stages and will promote this concept. Many of the shopping facilities called for in the community survey could and should be built here.

Waterfront Development

Presently, the village contains very little shoreline on the Lake of The Ozarks. The future plan, however, anticipates existing developed as well as undeveloped shoreline to be incorporated into the city. This will be accelerated with the construction of Hwy 42 connecting the Community Bridge with Hwy 5. The recent survey accomplished in 2008 (Appendix B) confirmed that residents of many subdivisions, that have lakefront, wish to be within the municipal limits. It is extremely important that new shoreline provide not only high quality residential subdivisions, but commercial development that not only retains, but takes the extra step of enhances the character of the lake. The village of Sunrise Beach enjoys the privilege of having within its borders a portion of The Lake of The Ozarks. The lake has unique qualities and characteristics and a strong impact on the overall character of the village. The lake's distinctive characteristics deserve special protection, and the appropriate development and use of lakefront property requires special rules and regulations. The village will use a variety of criteria to evaluate commercial and industrial waterfront uses including: cove location, density, transportation access, water and sewer availability, buffering effects, topography and drainage, view preservation, retention of vegetation and parking availability to preserve the lake.

Future Land Use Map Here

Survey Introduction

The purpose of the survey was to obtain opinions from The Village of Sunrise Beach residents, businesses, and surrounding areas on the planning and service issues in the community, to assist in the preparation of the Comprehensive Master Plan.

The questionnaires were mailed to all property owners and businesses in the village as well as the immediate surrounding areas. Approximately 1360 surveys were mailed in March of 2008 with 45 returned as non-deliverable and 350 being returned completed. This represents a 26.6% response of received surveys which is an excellent return.

There were 150 returns from resident/property owners of the village, 122 returns were from residents/property owners in the surrounding areas, and 56 returns from business operating in the village. Some returns did not indicate their location.

The survey was a 25 question document prepared, mailed and tallied by the Planning and Zoning Commission from March thru April of 2008.

For complete copy, with results, of the survey see appendix B

Focus Groups

Two groups of volunteers were assembled to review the draft of the Comprehensive Master Plan. These groups were made up of business owners, village residents, neighboring residents, older persons, middle aged and younger persons. These volunteers meet in two separate meetings conducted by the Missouri Extension representative on April 23, 2008.

The purpose of these meetings was to review the draft plan and offer comments as to how to improve and/or correct various portions of the document.

After the meetings our MU consultant issued a report stating the various comments and concerns made during the meetings. Some of these comment led to revisions to the Master Plan.

Appendix A

Demographic Characteristics

Sunrise Beach

Year	Population	Change
1960	78	-
1970	126	62 %
1980	148	17 %
1990	181	22 %
2000	368	103 %
2007	424 * (est.)	15 %

The data for the Village of Sunrise Beach shows increased population since incorporation of the village. While many rural communities have lost population in recent decades Sunrise Beach, Camden County, and Morgan County have continued to increase. The table below shows the most recent estimates of population by select age groups.

Population by Select Age Groups 2005*						
Camden County			Morgan County		State Of Missouri	
Total	39,432	Percent	20,436	Percent	5,800,310	Percent
Under 5	2,080	5.3	1,168	5.7		6.5
5-17	5,368	13.6	3,277	16.0		17.3
18-24	3,265	8.3	1,685	8.2		10.1
25-34	4,473	11.3	2,295	11.2		13.1
35-54	10,646	27.0	5,216	25.5		29.0
55-64	6,025	15.3	2,646	12.9		10.6
65-84	7,002	17.8	3,733	18.3		11.5
85+	573	1.5	416	2.0		1.8
65+	7,575	19.2	4,149	20.3		13.3
Under18	7,448	18.8	4,445	21.8		23.8

* Estimated MU Extension Service

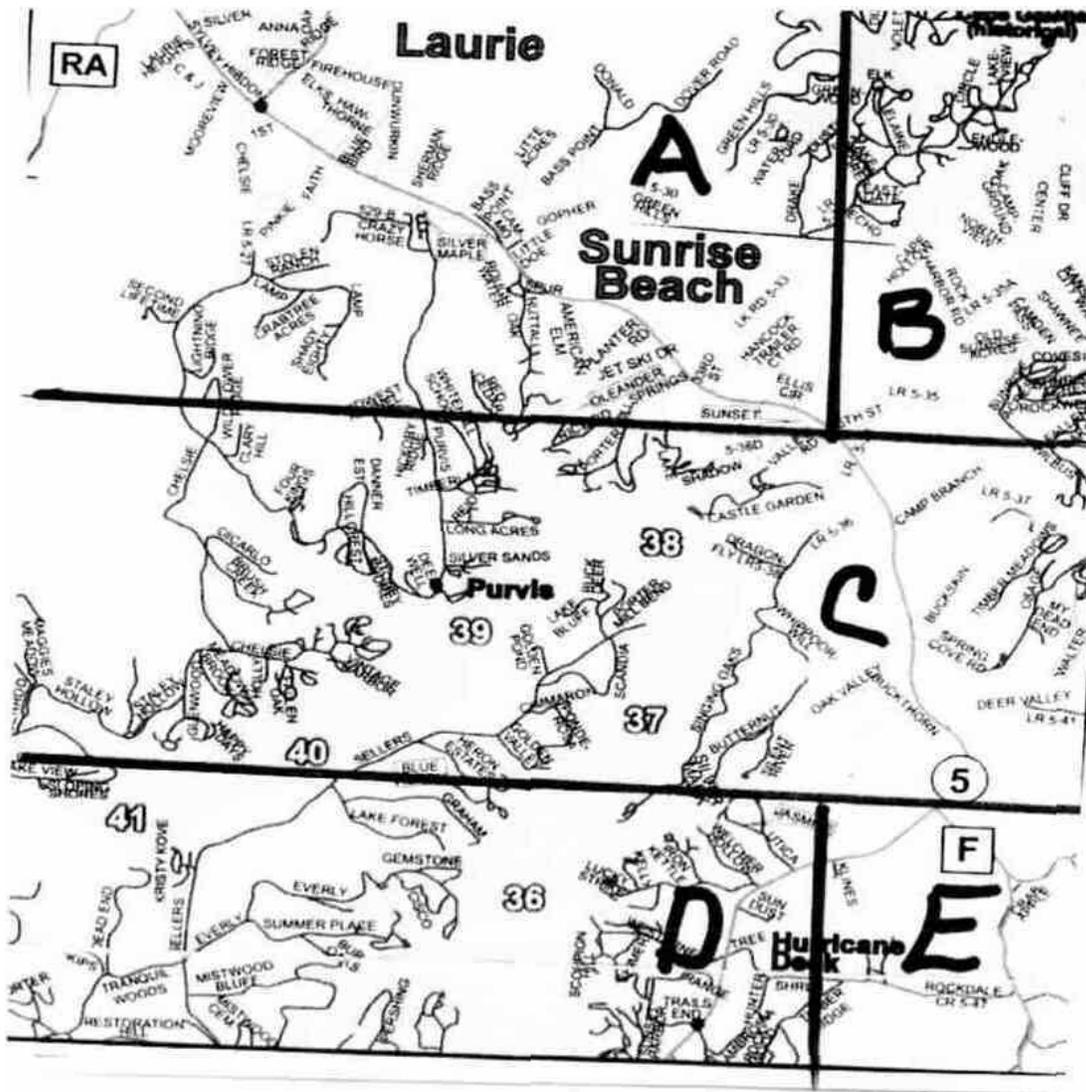
Data continues to show higher concentrations in the upper age retirement age groups. Camden County in particular, continues to show a high attraction for incoming older population.

	Camden County	Morgan County
1990	27,495	5,674
2000	37,051	9,309
2005*	39,432	20,436
2010 Projection	41,643	21,572
*Estimate MU Extension Service		

Appendix”B”

Introduction

The Village of Sunrise Beach is conducting a survey of residents, businesses, and property owners to obtain opinions on planning and services issues, in the community, to be used in the development of a Comprehensive Master Plan. A Comprehensive Master Plan is a document that serves as a guide for future growth and development within the village. Your name and address is not requested and cannot be linked with your response.



**The Village of Sunrise Beach Missouri
Community Planning Survey
February, 2008**

1. Do you live
 - a. 26% In Sunrise Beach
 - b. 56% In the surrounding area along the lake
 - c. 1% In the surrounding area NOT along the lake
 - d. 11% Not in lake area

2. Do you operate a business 25% Yes 75% No
 - a. 64% In Sunrise Beach
 - b. 18% In the surrounding area along the lake
 - c. 9% In the surrounding area NOT along the lake

d. 8% Not in lake area

3. Do you own real estate

- a. 43% In Sunrise Beach
- b. 59% In the surrounding area along the lake
- c. 11% In the surrounding area NOT along the lake
- d. 1% Do not own property in lake area

4. Please indicate in which area (A-E) of the enclosed map where you live, have a business or have property. (Shade all that apply)

18% A 24% B 26% C 6% D 16% E 3% F
 Don't know 13% G None of the above

5. How would you rate each of the following statements regarding Sunrise Beach?

	Poor	Fair	Neutral	Good	Excellent
a. Village government's efforts to guide development	20%	19%	36%	16%	3%
b. Landscaping in front of or around, commercial and office buildings	29	29	20	16	2
c. Landscaping along major roadway	42	27	18	8	1
d. Signs on commercial buildings	22	32	25	14	1
e. Amount of open land in front of or surrounding commercial and office buildings	13	27	34	19	2
f. Appearance of entrances and signage for major residential subdivisions	16	32	27	19	1

6. Using a scale of 1-3 where 1 is too slow, 2 just right and 3 is too fast, how would you rate the pace of community development in Sunrise Beach?

slow	just right	too fast
1	2	3
51%	34%	11%

7. In your opinion which of the following types of HOUSING should Sunrise Beach have more of ALONG THE LAKE? (Shade all that apply)

- a. 89% Single-family homes
- b. 12% Apartments/townhouses
- c. 14% Starter homes
- e. 16% Retirement homes
- f. 8% Manufactured homes
- g. 2% Mobile homes
- h. 12% Condominiums
- i. 3% Low-income housing
- j. 15% Special housing for seniors

8. Which, if any, of the following types of developments should Sunrise Beach have more of? (Shade all that apply)

- a. 79% Single-family homes
- b. 22% Apartments/townhouses
- c. 25% Starter homes
- e. 24% Retirement homes
- f. 8% Manufactured homes
- g. 3% Mobile homes
- h. 12% Condominiums
- i. 9% Low-income housing
- j. 27% Special housing for seniors

9. Which, if any, of the following types of developments should Sunrise Beach have more of? (Shade all that apply)

- a. 75% Locally owned or operated stores and other commercial services more convenient to your community (i.e.: grocery store, dry cleaners, drugstore)
- b. 37% Large or big box stores. (Target, Home Depot, etc.)
- c. 24% Attraction type stores such as outlet malls
- d. 28% Specialty type stores, (liquor, video rental, gourmet foods, etc.)
- e. 24% Professional office parks
- f. 47% Medical facilities
- g. 38% Motels/hotels/lodging facilities
- h. 7% None

10. The following statements represent opinions about planning and governmental related objectives and the means to achieve them. Please indicate the extent to which you agree or disagree with each statement using the 3 point scale below.

	Strongly Disagree Disagree	Neither Agree Nor	Strongly Agree
a. As a community, Sunrise Beach should try to maintain low density, rural atmosphere	21 %	28%	47%
b. Commercial buildings currently built in the Village are attractive	32	53	10
c. Commercial/office/light industrial development would be beneficial since it would increase employment	13	31	54
d. Housing for senior citizens should be encouraged	9	40	47
e. Housing for moderate income families should be encouraged	11	34	53
f. Housing for low income housing should be encouraged	52	30	13

11. Concerning new single-family residential development, what size parcels are you MOST in favor of? (Please shade only one box).

- a. 44% Small (Less than an acre)
- b. 46% Medium (From 1 to 3 acres)
- c. 6% Large (More than 3 acres)

12. Which of these facilities do you feel should be provided (or improved upon)? (Please shade as many as apply)

all results are %

- a. 35 Playgrounds
- b. 15 Gymnasium
- c. 17 Tennis courts
- d. 32 Storm shelter
- e. 20 Swimming pools
- f. 50 Parks, picnic areas
- g. 21 Ball fields
- h. 45 Recycle ctr.
- i. 33 Senior centers
- j. 12 Soccer fields
- k. 39 community ctr.
- I. 43 Nature trails

13. For which of these would you be willing to pay for ? (Shade all that apply).

all results are %

- a. 22 Playgrounds
- b. 10 Gymnasium
- c. 10 Tennis courts
- d. 23 Storm shelter
- e. 13 Swimming pools
- f. 34 Parks, picnic areas
- g. 13 Ball fields
- h. 30 Recycle ctr.
- i. 25 Senior centers
- j. 8 Soccer fields
- k. 27 Community ctr.
- l. 32 Nature trails

14. How big a factor is each of the following in why people move to Sunrise Beach?

	Low	Medium	High
a. Rural character of Sunrise Beach	11%	41%	37%
b. Housing values	8	51	29
c. Quality & reputation of the public schools	15	41	29
d. Safe neighborhoods and low crime rate	6	35	49
e. Low taxes	11	42	35
f. Recreation	20	26	39
g. Accessibility to work	35	42	8
h. Accessibility to shopping & entertainment	41	32	11
i. Sense of community with neighbors	19	45	20
j. Other (please specify).	0	0	0

15. Do you rent or own your home? 1% Rent 95% Own

16. How long have you lived in the Sunrise Beach area ?

1% Less than 1 yr/20% 1-5 Yrs/21% 6-10 Yrs/50% More than 11 yrs

17. Including yourself, how many persons live in your household?

1	2	3	4	5 or more
12%	58%	12%	7%	6%

18. In ten years do you think you will.....

- 55% Still be living in the Sunrise Beach Area
- 15% Moving away from the Sunrise Beach area
- 9% Moving into the Sunrise Beach area as a full time resident
- 13% Lifelong resident of the area

BUSINESS DEMOGRAPHICS FOR SUNRISE
BEACH BUSINESSES ONLY

19. What attracted you to doing business in Sunrise Beach? (Shade all that apply)

- | | |
|--------------------------------|----------------------------|
| 24% Accessibility | 11% Community demographics |
| 11% Low taxes | 6% Workforce availability |
| 47% Land/building availability | |
| O Other (please specify) | |
-

20. Do you have any plans to expand or reduce your business within Sunrise Beach over the next 10 years? 44% Expand 3% Reduce 21% Stay the same

21. What type of business do you currently have?

- | | | |
|--------------------------|-------------------------|-----------------------|
| a. 1% Agriculture | g. 3% Communication | m. Service station |
| b. 6% Auto sales/service | h. 1% Personal services | n. Government service |
| c. 8% Business service | i. 1% Hotel, motel | o. Transportation |

NOTE: Questions 22-24 did not produce a viable response