

NOTICE OF MEETING



PLANNING COMMISSION

VIRTUAL MEETING NOTICE 610.020(1) RSMo

Regular Meeting – December 1, 2020 – 7:00 p.m.
Council Chambers – Branson City Hall – 110 W. Maddux Street

This meeting is being held virtually due to the COVID-19 virus and the recommendations of the Centers for Disease Control along with the State and City Emergency Proclamations that are in effect. The Planning Commission and City Staff will be joining the meeting on an online platform. The public may view and listen to the meeting, and submit comments through links on the City of Branson's website.

City of Branson website: www.bransonmo.gov

View & listen to meeting link: <http://bransonmo.gov/livestream>

Submit Public Comments & discussion link: <http://bransonmo.gov/PublicComment>

A

AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

REGULAR AGENDA ITEMS

- 1) Approve Minutes
 - a) November 3, 2020 Regular Meeting

OLD BUSINESS

PUBLIC HEARING AGENDA ITEMS

- 2) Request to Repeal Planned Development PD-11-002, known as Branson View Cabins, and Approve a Zoning Change to Mixed-Use (MU) for the Property Located at 1901 Shepherd of the Hills Expressway, Branson, Missouri.
- 3) Request for a Special Use Permit to Construct an Accessory Structure within the Property Located at 223 Elizabeth Drive, Branson, Missouri.

COMMISSIONER AND STAFF REPORTS

ADJOURN

[Powerpoint]

Where Values are the Difference

December: Accountability

Accepting responsibility for all your actions.

Copies of the agenda items are available for public inspection at www.bransonmo.gov or contact:

Lisa Westfall, City Clerk, 417-337-8522

Posted: November 19, 2020

At: _____ By: _____

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**PLANNING COMMISSION
REGULAR MEETING**

November 3, 2020
7:00 PM
Council Chambers

This meeting was held virtually due to the COVID-19 virus and the recommendations of the Centers for Disease Control along with the State and City Emergency Proclamations that were in effect. The Planning Commission and City staff joined the meeting on an online platform.

CALL TO ORDER

ROLL CALL

- Commissioners Present: Commissioners Howden, O'Day, Pinkley, Romine, Seay, Vice-Chairperson Davis and Chairperson Harris
- Commissioners Absent: Commissioners Loyd, Nichols, and Richards
- Staff Present: Joel Hornickel Planning & Development Director
Chris Lebeck City Attorney
Randy Fogle Division Fire Chief of Technical Services
Kendall Powell Utilities Operations & Development Manager
- Others Present E. Edd Akers Mayor

PUBLIC COMMENTS

None.

REGULAR AGENDA ITEMS

1. Approve Minutes

a) October 6, 2020 Regular Meeting

MOTION:

Motion by Vice-Chairperson Davis and seconded by Commissioner Romine to approve the October 6, 2020 as presented by staff. Motion unanimously carried.

OLD BUSINESS

None.

PUBLIC HEARING AGENDA ITEMS

- 2. Request to Amend a Special Use Permit, Resolution SU20-3, to Allow a Helicopter Tour Business to Operate within the Property Located at 3309 West 76 Country Boulevard, Branson, Missouri. Project No. SU20-8 (SU20-000008)
Owner/Applicant: The Track, LLC/Branson Helicopters, LLC**

Speakers: Mr. Camron McAhren

MOTION:

Motion by Commissioner Pinkley and seconded by Commissioner O’Day to approve Resolution SU20-8 as presented.

AYES: Commissioners Howden, O’Day, Pinkley, Romine, Seay, Vice-Chairperson Davis and Chairperson Harris

NOES: None

ABSTAIN: None

ABSENT: Commissioners Loyd, Nichols, and Richards

Motion to approve Resolution SU20-8 carried with a 7-0 vote.

- 3. Discussion of a Municipal Code Amendment to Chapter 94 - Zoning, Pertaining to Theaters and Recreational Vehicles.**

COMMISSIONER & STAFF REPORTS

Mr. Hornickel stated there will be at least one item for the December meeting.

ADJOURN

Motion by Commissioner O’Day, seconded by Commissioner Romine, and unanimously carried to adjourn the meeting at 7:45 PM.

Clark Harris, Chairperson

Date

Joel Hornickel, Planning & Development Director

Date

**Branson Planning Commission
Staff Report and Recommendation
Project No. ZO20-7 (ZO20-000007)**

LOCATION: 1901 SHEPHERD OF THE HILLS EXPRESSWAY

OWNER/APPLICANT: EQUITY TRUST COMPANY/RICHARD A. PATTERSON

ITEM/SUBJECT: REQUEST TO REPEAL PLANNED DEVELOPMENT PD-11-002, KNOWN AS BRANSON VIEW CABINS, AND APPROVE A ZONING CHANGE TO MIXED-USE (MU) FOR THE PROPERTY LOCATED AT 1901 SHEPERD OF THE HILLS EXPRESSWAY, BRANSON, MISSOURI.

DATE: DECEMBER 1, 2020

INITIATING DEPARTMENT: PLANNING & DEVELOPMENT

COMMUNITY PLAN 2030: LU-5: *Development Code and Regulations*

APPROVED BY:



Director of Planning & Development

Nov. 17, 2020

Date

STAFF REPORT:

An application for a Zoning Change has been received from Richard A. Patterson on behalf of Equity Trust Company requesting the repeal of the Branson View Cabins Planned Development (PD-11-002), and to rezone the property located at 1901 Shepherd of the Hills Expressway to Mixed-Use (MU). The subject property is located on the east side of Shepherd of the Hills Expressway, approximately 925 feet north of Roark Valley Drive. It is currently undeveloped and contains approximately 14.02 acres more or less. The properties to the east are within the city limits and currently zoned Mixed-Use (MU) while the remaining properties to the north, west and south are outside the city limits.

Specifically, the applicant's request for a zoning change is due to their interest to sell the property and offer greater flexibility and development options to the future buyer. The Branson View Cabins Planned Development (PD-11-002) was approved by the Board of Alderman in June 2011 (Ordinance No. 2011-0055) to only allow approximately 38 nightly rental cabins and a clubhouse. As a many of the earlier approved planned developments provided significant flexibility, the later ones more closely followed the true intent of a planned development by only allowing the development provided at the time of approval. The change in zoning of the subject property with both match and compliment the surrounding Mixed-Use district.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution ZO20-7.

COMMENTS:

No additional comments were provided by any other departments relating to the applicant's request.

- | | | |
|------------------------------|----|--|
| ATTACHED INFORMATION: | 1) | Zoning - Zoning Change Application |
| | 2) | Vicinity Maps |
| | 3) | Community Plan 2030 Fig. 10: Preferred Land Use Plan |
| | 4) | Ord. No. 2011-0055 (PD-2011-002) |

ZONING APPLICATION

PLANNING & DEVELOPMENT DEPARTMENT

PLANNING & ZONING | BUILDING PERMITS | SIGN PERMITS



Zoning - Zoning Change

Address: 1901 SHEPHERD OF THE HILLS EXPWY

Description: potentially selling

ZO20-000007

Application Date: 10/13/2020

Application Information*:

Applicant Name	Richard Patterson
Applicant Email	dickaiii@aol.com
Applicant Address	201 Harmony Lane Titusville FL 32780
Applicant Company Name	Equity Trust FBO Richard A. Patterson IRA
Applicant Company Address	201 Harmony Lane Titusville FL 32780
Applicant Home Phone	
Applicant Cell Phone	(417) 849-0513
Applicant Work Phone	
Are you the property owner?	Yes
zoning district	planned development zoning
Requested Change	potentially selling property
Current use of property	vacant land with planned development zoning
Proposed use of property	mixed use zoning
Are there deed restrictions?	No
Legal Description (plain text only)	PT W2 NE4 E of Shepherd of the Hills Expressway, City of Branson Parcel ID# 07-7.0-36-000-000-002.001

* Only fields that were populated are shown

Documents:

Attach property owner acknowledgement and notarization: [branson Property Owner Acknowledgement.jpg](#)

Applicant Signature: [signature.png](#)

Email: [Blank Email Template.htm](#)

Attach a recent copy of the Warranty Deed/Deed of Trust: [Warranty Deed.pdf](#)

Email: [Blank Email Template.htm](#)

Merge Document: [DESCRIPTION_VERIFICATION_10_27_2020.pdf](#)

Merge Document: [Neighbor Notice.JPG](#)

Merge Document: [1901_Shep_NN.xlsx](#)

Email: [Print Application - Planning.htm](#)

Email: [Print Application - Planning.htm](#)



Property Owner Acknowledgement

In signing this acknowledgement, the property owner supports the request and agrees that all information provided is complete and accurate. The property owner also agrees to abide by the regulations of the Branson Municipal Code and understands they may be held responsible for any violation.

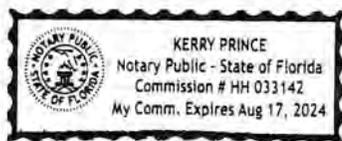
Property address: 1901 Shepherd of the Hills Expwy

Equity Trust FBO Richard B. Patterson IRA
Richard B. Patterson Richard B. Patterson 10/12/20
Property Owner Signature Print Name Date

STATE OF Florida)
COUNTY OF Brevard) SS.

On this 13 day of October, 2020, before me personally appeared Richard Patterson to me known to be the property owner described in and who executed the foregoing application, and acknowledged that he/she executed the same as his/her free act and deed.

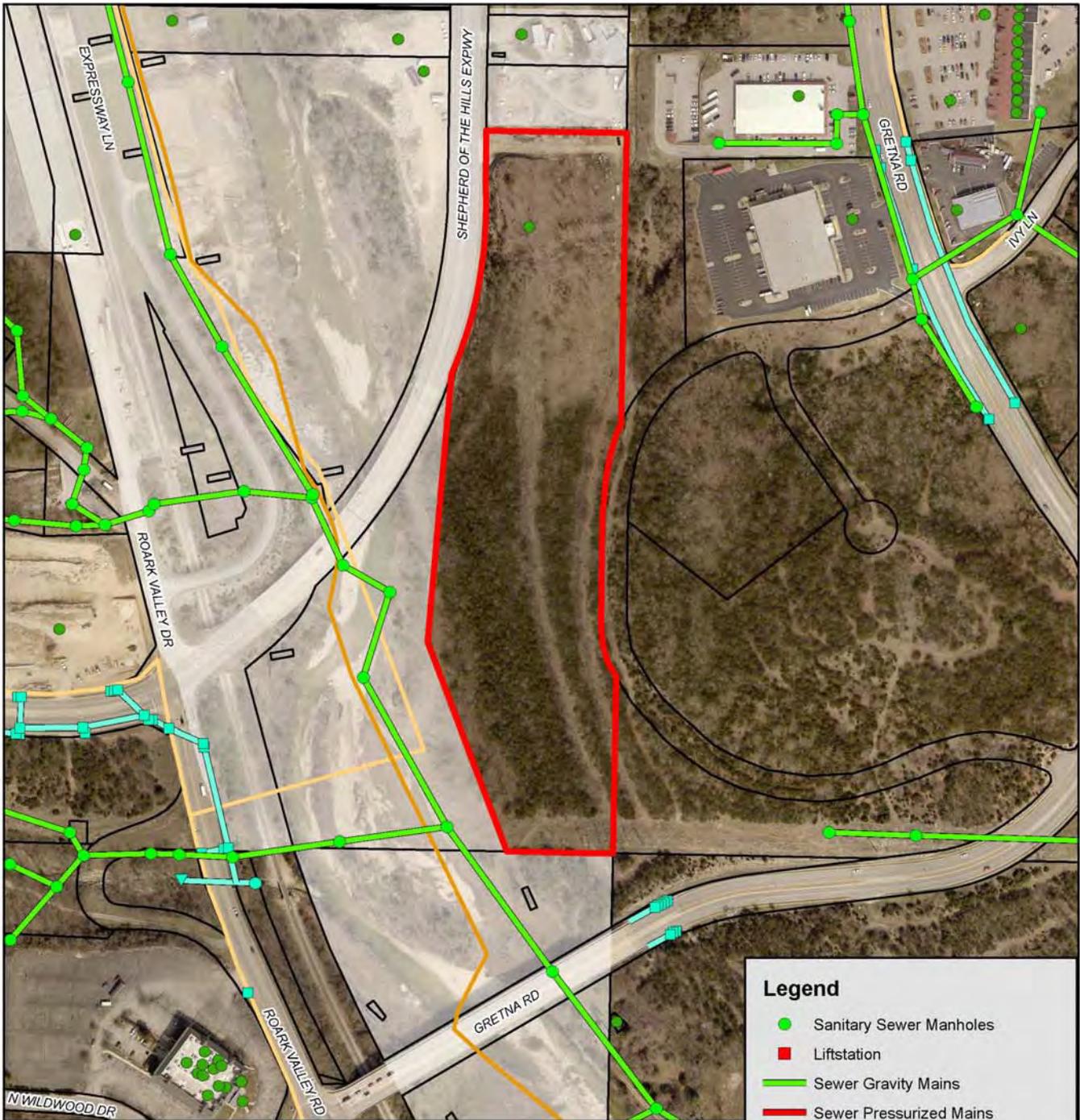
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in October 13, 2020 the day and year first above written.



/s/ Kerry Prince
Notary Public

My term expires: August 17th 2024

VICINITY MAPS – AERIAL



Legend

- Sanitary Sewer Manholes
- Liftstation
- Sewer Gravity Mains
- Sewer Pressurized Mains
- ◆ Water Hydrants
- ▲ Water System Valves
- Water Mains
- STORM INLET STRUCTURES
- ▼ STORM INTAKE STRUCTURES
- STORM OUTFALL STRUCTURES
- STORM_SEWER_PIPE
- DISTRIBUTION
- TRANSMISSION

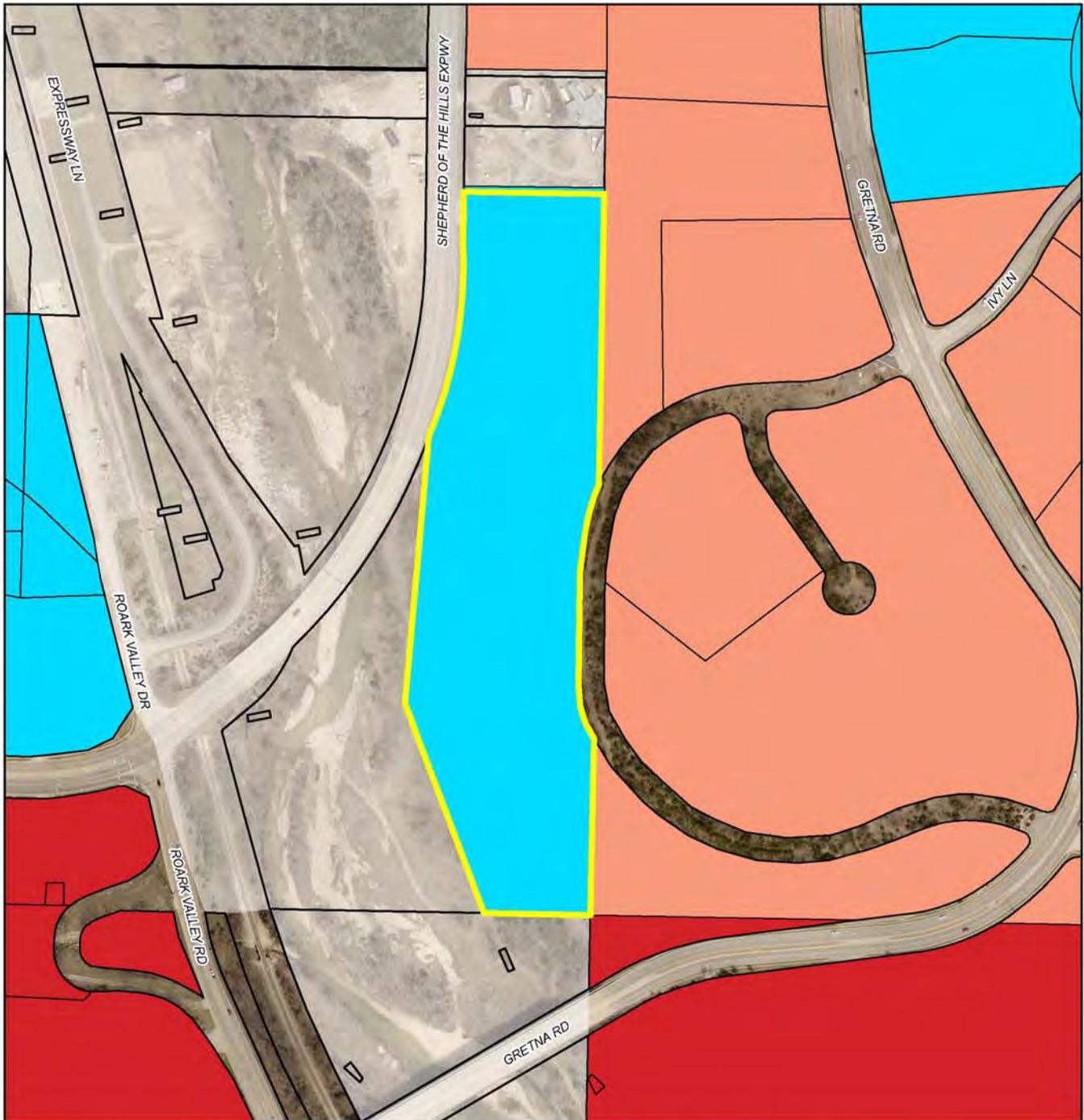
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1 inch = 300 feet

City of Branson
 Planning & Development
 Date: 10/28/2020

1901 Shepherd of the Hills Expy

VICINITY MAPS - CURRENT ZONING

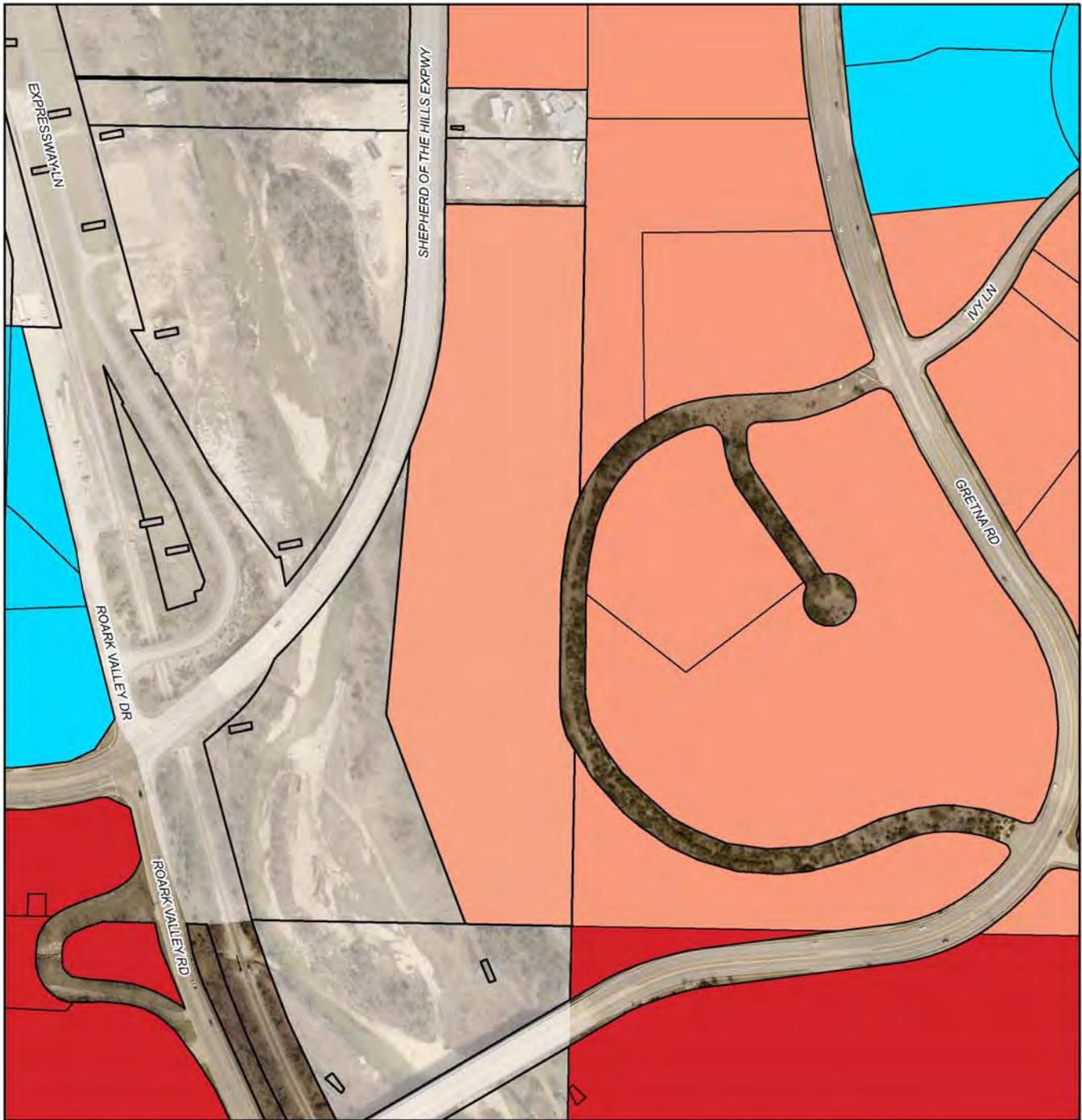


N
 1 inch = 300 feet
 City of Branson
 Planning & Development
 Date: 10/28/2020

1901 Shepherd of the Hills Expy

- | | | |
|----------------------------|-------------------------|---------------------|
| Agricultural | Neighborhood Commercial | Business |
| Conservation | Mixed-Use | Industrial |
| Low Density Residential | Community Commercial | Planned Development |
| Medium Density Residential | Downtown | Unzoned |
| High Density Residential | Entertainment | |

VICINITY MAPS – PROPOSED ZONING



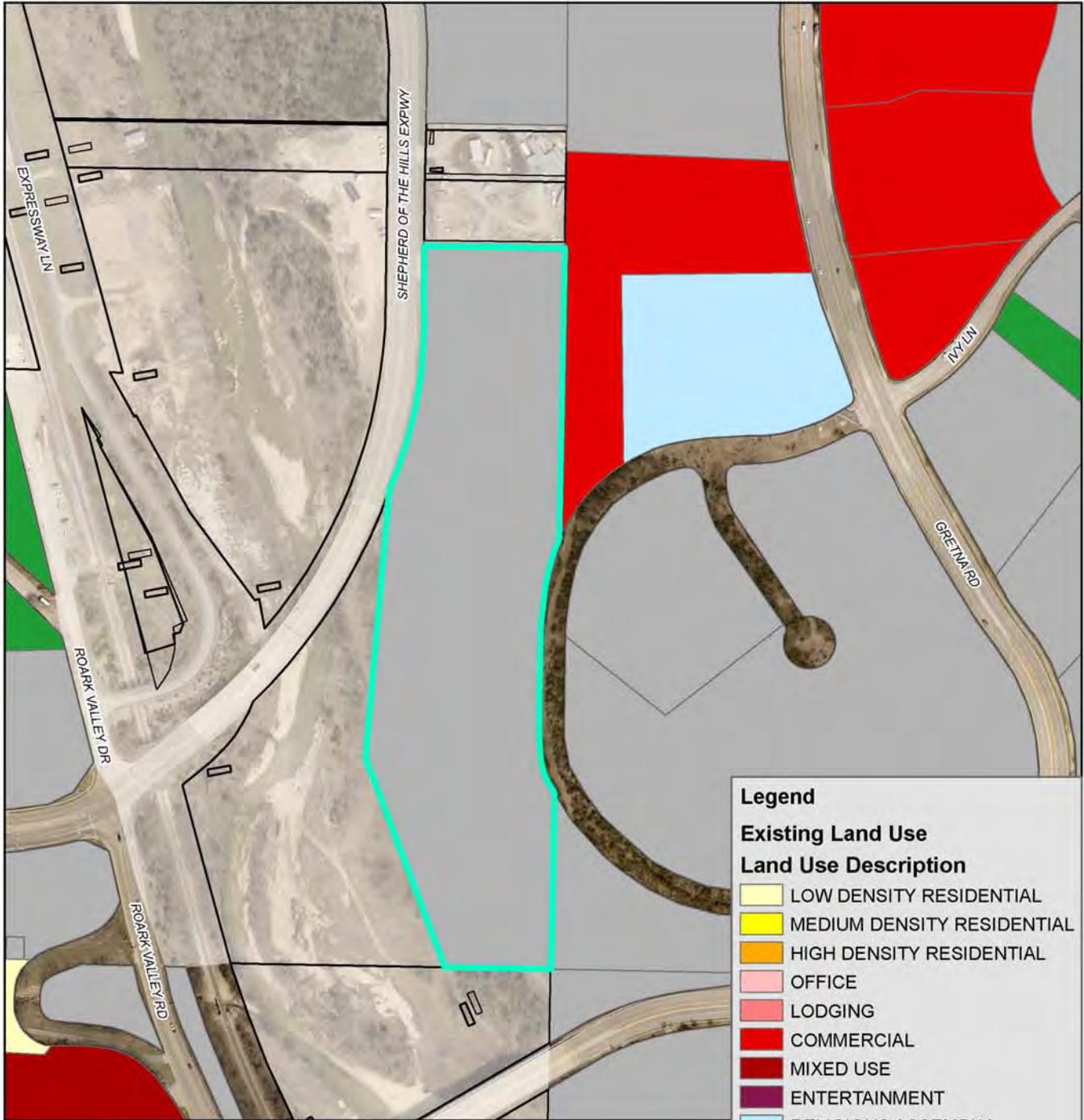
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 1 inch = 300 feet
 City of Branson
 Planning & Development
 Date: 10/28/2020

1901 Shepherd of the Hills Expy

- | | | |
|--|---|---|
|  Agricultural |  Neighborhood Commercial |  Business |
|  Conservation |  Mixed-Use |  Industrial |
|  Low Density Residential |  Community Commercial |  Planned Development |
|  Medium Density Residential |  Downtown |  Unzoned |
|  High Density Residential |  Entertainment | |

VICINITY MAPS - CURRENT LAND USE



Legend

Existing Land Use

Land Use Description

[Yellow]	LOW DENSITY RESIDENTIAL
[Orange]	MEDIUM DENSITY RESIDENTIAL
[Dark Orange]	HIGH DENSITY RESIDENTIAL
[Pink]	OFFICE
[Light Red]	LODGING
[Red]	COMMERCIAL
[Dark Red]	MIXED USE
[Purple]	ENTERTAINMENT
[Light Blue]	RELIGIOUS ASSEMBLY
[Blue]	HEALTH CARE
[Dark Blue]	INSTITUTIONAL
[Dark Purple]	INDUSTRIAL
[Light Green]	RECREATION
[Green]	OPEN SPACE
[Light Green]	AGRICULTURAL
[Grey]	UTILITIES
[Light Grey]	VACANT
[White]	TANEY COUNTY

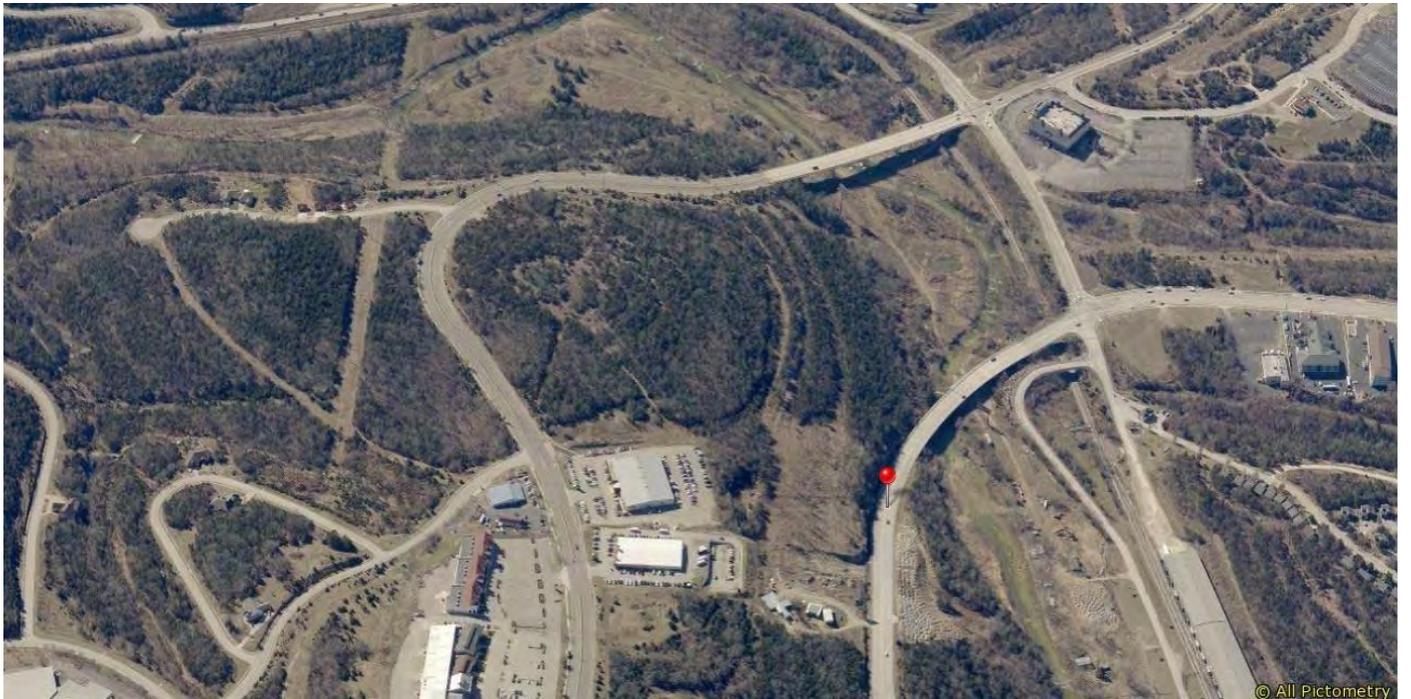


1 inch = 300 feet

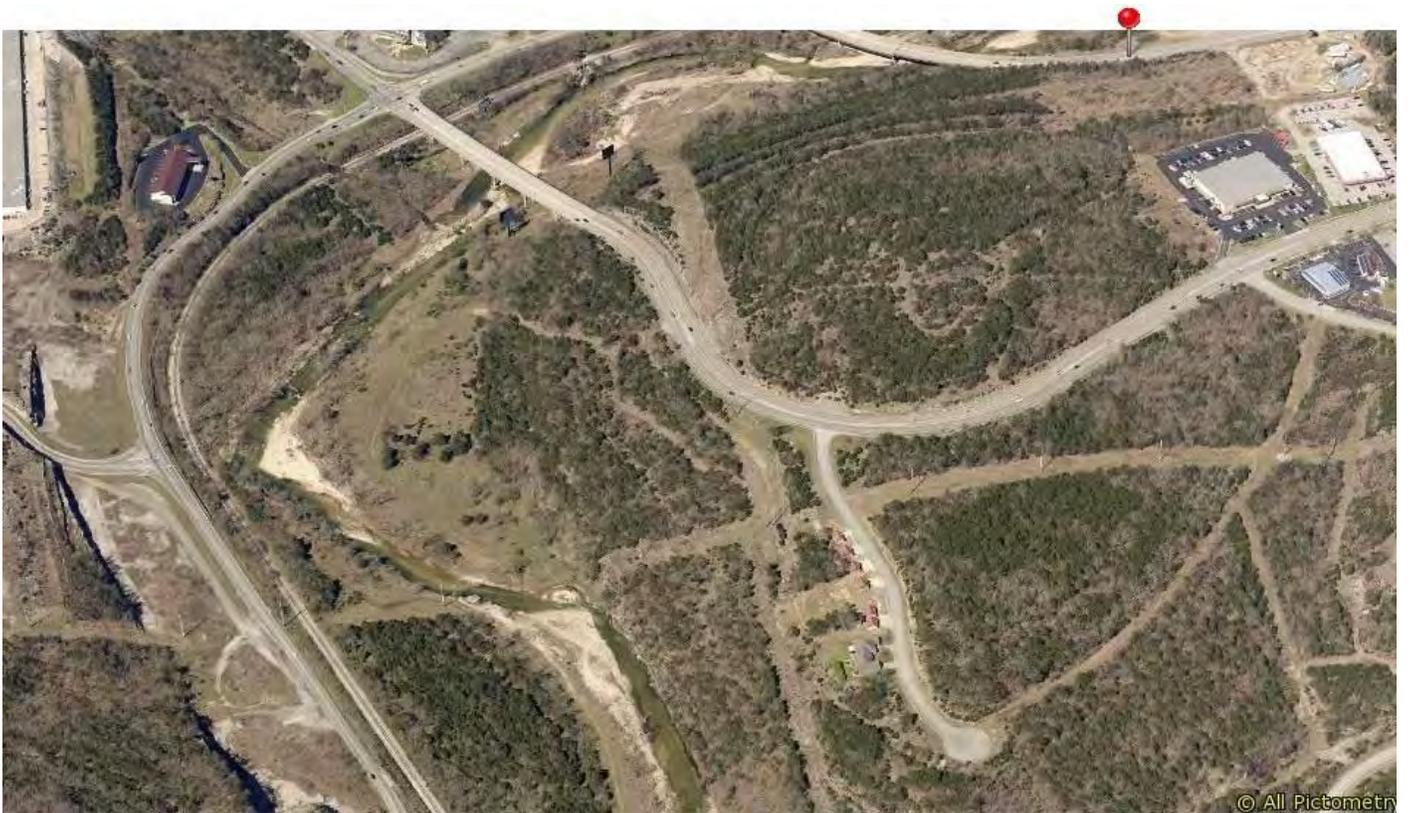
City of Branson
 Planning & Development
 Date: 10/28/2020

1901 Shepherd of the Hills Expwy

VIEW FROM NORTH



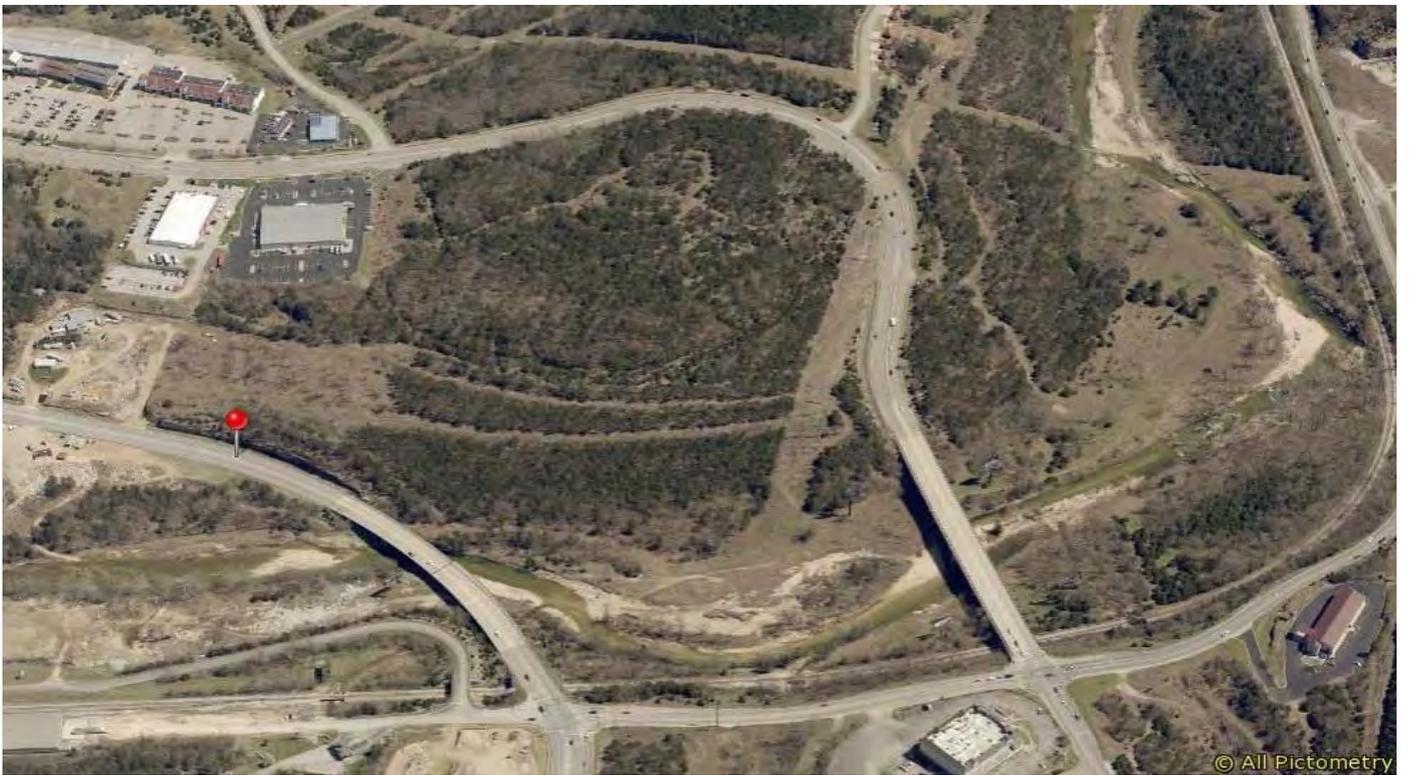
VIEW FROM EAST

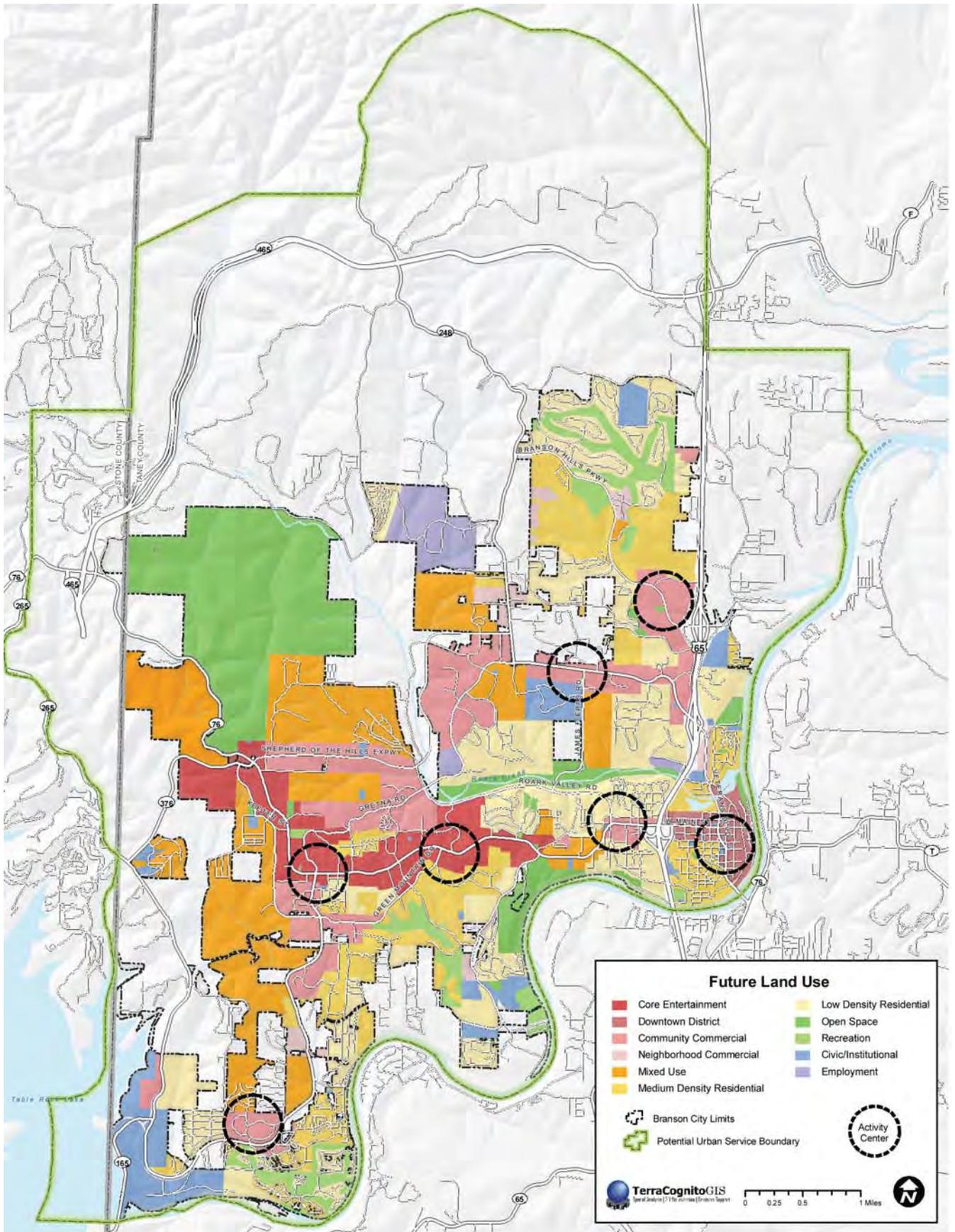


VIEW FROM SOUTH



VIEW FROM WEST





AN ORDINANCE APPROVING A PLANNED DEVELOPMENT AND ADOPTING LAND USE REGULATIONS PD-11-002 FOR BRANSON VIEW CABINS AT 1901 SHEPHERD OF THE HILLS EXPRESSWAY, BRANSON, MISSOURI.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, THE FOLLOWING:

- Section 1: That the tract of land situated in Branson, Missouri, as described on Exhibit '1', is hereby zoned Planned Development, to be known as Branson View Cabins attached hereto as Exhibit '2' and incorporated herein by reference, and are made a part hereof as if set forth herein.
- Section 2: The Official Zoning Map of the City of Branson is hereby amended in respect to the changes in the zoning district of the area described above, and that Title IV of the Branson Municipal Code is hereby amended to add the Land Use Regulations PD-11-002, attached hereto as Exhibit '2' and incorporated herein by reference, as the land use regulations for the area described above.
- Section 3: Severability Clause. If any section, subsection, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or major sections, sentences, clauses or phrases be declared invalid.
- Section 4: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read, this first time on this 24th day of May, 2011.

Read, this second time, passed and truly agreed to by the Board of Aldermen of the City of Branson, Missouri on this 14th day of June, 2011.



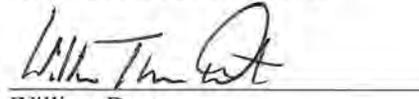
Raeanne Presley
Mayor

ATTEST:



Lisa K Westfall
City Clerk

APPROVED AS TO FORM:



William Duston
City Attorney

EXHIBIT '1'

TRACT 1-A

A TRACT OF LAND SITUATED IN THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TANEY COUNTY, MISSOURI, BEING A PART OF TRACT 1 AS RECORDED IN BOOK 497 PAGE 8862 TANEY COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHEAST CORNER OF THE W1/2 OF THE NE 1/4 OF SAID SECTION 36; THENCE S 02°08'38" W, ALONG THE EAST LINE OF SAID W1/2 OF THE NE1/4, 1002.03 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S 02°08'38" W, ALONG SAID EAST LINE, 1649.72 FEET TO AN EXISTING 1/2" IRON PIN AT THE SOUTHEAST CORNER OF SAID W1/2 OF THE NE 1/4; THENCE N 88°14'20" W, ALONG THE SOUTH LINE OF SAID W1/2 OF THE NE 1/4, 241.35 FEET; THENCE N 20°08'22" W, 507.67 FEET; THENCE N 05°38'59" E, 608.70 FEET TO THE EAST RIGHT OF WAY OF SHEPHERD OF THE HILLS EXPRESSWAY; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, FOLLOWING SAID EAST RIGHT OF WAY, HAVING A RADIUS OF 1245.00 FEET, A CENTRAL ANGLE OF 19°19'50", FOR AN ARC LENGTH OF 420.04 FEET, ON A CHORD BEARING OF N 10°22'29" E, WITH A CHORD DISTANCE OF 418.05 FEET; THENCE N 00°45'19" E, ALONG SAID RIGHT OF WAY, 151.95 FEET; THENCE S 89°15'43" E, 340.51 FEET TO THE POINT OF BEGINNING. CONTAINING 14.02 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. ALSO SUBJECT TO THE FOLLOWING INGRESS AND EASEMENTS:

COMMENCING AT AN EXISTING STONE AT THE NORTHEAST CORNER OF THE W1/2 OF THE NE 1/4 OF SAID SECTION 36; THENCE S 02°08'38" W, ALONG THE EAST LINE OF SAID W1/2 OF THE NE1/4, 1002.03 FEET; THENCE N 89°15'43" W, 140.26 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N 89°15'43" W, 200.26 FEET TO THE EAST RIGHT OF WAY OF SHEPHERD OF THE HILL EXPRESSWAY; THENCE S 00°45'19" W, ALONG SAID EAST RIGHT OF WAY, 60.00 FEET; THENCE S 89°15'43" E, 200.26 FEET; THENCE N 00°45'19" E, 60.00 FEET TO THE POINT OF BEGINNING. ALSO BEGINNING AT A 1/2" IRON PIN AT THE SOUTHEAST CORNER OF THE W1/2 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 22 WEST; THENCE N 88°14'20" W, ALONG THE SOUTH LINE OF SAID W1/2 OF THE NE 1/4, 241.35 FEET; THENCE N 20°08'22" W, 64.67 FEET; THENCE S 88°14'20" E, 265.87 FEET TO THE EAST LINE OF SAID W1/2 OF THE NE 1/4; THENCE S 02°08'32" W, ALONG SAID EAST LINE, 60.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT '2'

A PLANNED DEVELOPMENT

Branson View Cabins
1901 Shepherd of the Hills Expressway

Prepared For

Current Owner
Equity Trust Company
Custodian FBO
Richard A Patterson, IRA
201 Harmony Lane
Titusville FL 32780

Prepared By



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Ross Williams Architects POB 14278 Springfield MO 65814
417.887.1271 rossw@rw-architects.com
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Exhibit A	Project Master Plan (colored)
Exhibit A1	Project Master Plan (black and white)
Exhibit B	Utilities
Exhibit C	Street Map
Exhibit D	Setback Map
Exhibit E	Sidewalk Map
Exhibit F	Landscape Buffer Map
Exhibit G	Park and Open Space Map
Exhibit H	Street Tree Map
Exhibit I	Phase Map
Exhibit J1-J3	Renderings
Exhibit K	1 Bedroom Plan
Exhibit L	4 Bedroom Plan
Exhibit M	Site Sections

1.00 REGULATIONS GENERALLY APPLICABLE TO ALL TRACTS OF LAND WITHIN THE BUCK RUN PLANNED DEVELOPMENT

1.01 PD Plan – The Branson View Cabins Master Plan, attached hereto as Exhibit “A”, shall be considered a permanent part of these Land Use Regulations. Exhibit “A” reflects the PD Master Plan view for the entire property illustrating the proposed development. The property is currently undeveloped (13.8 +/- acres) and will be developed as a nightly rental cabin development under the land use regulations created by this PD document within the City of Branson Planning and Zoning jurisdiction.

The property is owned by Equity Trust Company, Custodian FBO Richard A. Patterson, IRA; 201 Harmony Lane, Titusville FL 32780 and is represented by Ross Williams Architects who has prepared these regulations. Any modification to the PD, once approved, shall require resubmittal to the City of Branson Planning and Zoning Commission.

1.02 Parcel Development Submittals – The approval of the PD shall place these land use regulations in force governing the development of this property. Once approved, any change to the PD shall require resubmittal to the City of Branson Planning and Zoning Commission.

The Master Plan (**Exhibit "A"**) is a graphic representation of the development to occur on this property. If that plan is executed without alteration, it shall serve as the development plan for the project. If that plan is significantly altered (such as a change in use) prior to development, a new Master Plan shall be presented to the Planning and Zoning Commission for review and approval. If the details of the new Master Plan change, but the increase of use or density does not exceed 10%, the approval of that new plan can be approved by the Director of the Planning Department without the review and approval of the Planning and Zoning Commission. This includes any adjustment in the location of buildings due to possible alterations in the final alignment of the street system during the preparation of construction documents for this development. These possible adjustments would not affect the land use designation or the density permitted by this document.

1.03 Zoning – The zoning for the development shall be "PD" Planned Development as allowed by the City of Branson and the development of this property shall be constructed under the guidelines established by these Land Use Regulations. The uses as defined for this PD refer to development of nightly rental cabins and complimentary amenity options.

1.04 Number of Development Parcels - The proposed development shall consist of one (1) parcel.

1.05 Street Classifications - This development is designed utilizing private streets. The specific design standards are as follows:

Private Entry Drive Standard - The private entry drive developed within this development shall be constructed with a maximum width of thirty-six feet (36') from back of the curb to back of curb with no parking allowed on either side of the drive.

Private Drive Standards - The private drives developed within this development shall be constructed with a width of twenty-four feet (24') from back of the curb to back of curb with parking allowed on either side of the drive. Parking shall be constructed at a ninety degree (90°) angle from the centerline of the drive and shall be constructed in multiples of not more than fifteen (15) spaces without the addition of a planting island.

Sidewalks shall be provided as shown on **Exhibit F** and shall be a minimum of four feet in width unless adjacent to a parking space whereby it shall be increased to a five foot width to accommodate bumper overhang. Building setbacks will be measured from the back of curb or

edge of parking areas. All private drives will remain private and the City will not be responsible for any maintenance, cleaning, upkeep, or other improvements.

1.06 Setbacks - Front yard setbacks for permanent structures shall be measured from the ROW line of public streets or from the back of curb or edge of parking areas. All setbacks are measured to the foundation line of all proposed buildings. (See Exhibit "E") The following setbacks shall apply:

1. Front yard setbacks for nightly rental cabins shall be a minimum of **15 Feet** from the back of curb or edge of parking area of any private street.
2. Front yard setbacks for clubhouse, project office or rental office uses shall be **15 Feet** from back of curb or edge of parking area of any private street.
3. Side yard setbacks for nightly rental cabins shall be a minimum of **15 Feet** apart. Side yard setbacks for clubhouse, project office or rental office uses shall be **15 Feet** from any adjacent structure.
4. Setback from development boundaries shall be a minimum of **5 Feet** coinciding with the landscape buffer requirement shown on Exhibit G. Additionally, a **20 foot** buffer shall be provided on the west boundary and a **75 foot** buffer on the south boundary due to the existing power line easement.
5. The rear yard setback for all units shall be a minimum of **20 Feet**.

1.07 Lot Sizes – The rental properties and the parcel they occupy may be platted as single lot or individual lots. Open space and/or pedestrian walkways shall be defined on the plat as open space. If this open space is to be dedicated to and accepted by the City, the City shall assume maintenance responsibilities for that parkland dedicated for that use. For that open space that is to remain private, the Home Owners Association(s) shall be responsible for its maintenance.

1.08 Height – The maximum height permitted within this development will be measured from the finish floor elevation of the floor that exists directly upon the uphill side of the lot. That height restriction shall be limited to those listed below.

- Nightly rental cabins, clubhouse, project or rental office uses – **35 Feet** or to current City Ordinances

1.09 Vegetation Buffers / Screening – Landscape buffers are required as shown on the attached Exhibit G and may consist of existing plant material supplemented with new trees and shrubs in combination with earth berms, fencing and/or walls. Every attempt will be made to preserve existing vegetation using protective fencing in buffer areas. If a tree is damaged due to machinery or as a result of development one (1) tree will be planted to counteract the loss. If a wall or fence is provided, the required buffer width can be reduced to **10 Feet** for all of the categories listed below. The proposed buffers are as follows:

1. A proposed landscape buffer along all exterior property lines shall be 5 feet minimum with a minimum **20 foot** buffer provided along the west boundary. Additionally, a **100 foot** buffer will be provided along the south boundary due to the existing power line easement.

1.10 Sidewalks - Sidewalks, when required within this development shall be constructed in compliance with the City of Branson codes and ordinances with the following exceptions. Provisions to alter the precise location of these sidewalks and permission to deviate from city standards are possible if an alternative plan is presented and approved during the building permitting process. A distinction between paved sidewalks and unpaved trails and walkways will need to be identified on the sidewalk plan when submitted during the permitting process. All sidewalks shall be paved in concrete (impervious or pervious at the Developer's option with storm water concessions), however other all weather materials may be used as an accent material. The required four foot (4') sidewalks shall be constructed as shown on the sidewalk plan (See Exhibit "F") except where parking bays are permitted on private drives whereby the sidewalk width shall be increased to five feet (5').

All required sidewalks shall be designed and constructed to satisfy ADA standards. All proposed trails and walkways within the open space areas of this development may be constructed utilizing materials appropriate to the use, i.e. asphalt, bark, mulch, etc.

1.11 Landscaping – All approved parcels within this PD shall be subject to the current adopted City of Branson Landscaping Ordinance with the following exception.

- Street trees shall be provided along all proposed streets and private drives where possible within the development. Street trees will be included in the Landscape Plan.

To insure that the trees scheduled to remain within designated open space areas are adequately protected, the perimeter of any such area shall be temporarily fenced to prevent any construction traffic within the open space boundaries except for that which is necessary to construct trails or sidewalks. Construction parking or traffic and/or the stacking or dumping of construction materials, waste or construction fluids is **not permitted** within any such fenced area.

1.12 Local Codes and Ordinances - These Land Use Regulations establish the development and construction standards by which this development shall be permitted. In addition to the standards identified in these Land Use Regulations, those existing standards not addressed shall comply with those currently adopted, City of Branson, Codes and Ordinances.

1.13 Fire Safety Requirements - All construction shall be in accordance with applicable City of Branson Ordinances.

1.14 Storm Water Detention – The owner shall insure that the entire PD will comply with the City of Branson storm water detention requirements; however the final design of those detention facilities may include storm water storage in on site detention facilities, or in proposed parking

lots. Use of pervious surfacing materials may be provided as an alternative, but must be determined during the building permit process and approved by the City Engineer. Additionally, all of the nightly rental cabins and the clubhouse will be built of post and beam construction to minimize site disturbance for low-impact development and provide for more absorption area.

All storm water detention facilities will be constructed by the developer and maintained by the property owner(s). The detention facilities shall be approved by the City Engineer prior to any activities that would increase the rate of storm water runoff from the site.

1.15 Off-Street Parking – The off-street parking requirements for this development shall generally follow the intent of the off-street parking requirements as written within the City of Branson Codes and Ordinances.

Exterior parking stalls shall be nine feet (9') wide by nineteen feet (19') long with a twenty foot (20') drive permitted between two rows of 90 degree parking. The overall dimension for this cross section is fifty-eight feet (58') in width. Angle parking, if used, shall be allowed using accepted industry standards. The parking bays are to be constructed adjacent to the lay back curb and/or gutter section permitted on all streets. Parking stops will be required on all parking slabs where curb and gutter are not provided. Provision for up to 10% of all required parking can be designed for compact cars. Bus and boat trailer parking will be provided.

The specific parking requirements per land use that is approved for this development is as follows:

- Nightly rental cabins – 2 spaces per dwelling unit.
- Clubhouse – 5 spaces per 1000 sf of gross floor area.
- Project or Rental Office uses – 4 spaces per 1000 sf of gross floor area.

1.16 Special Site Constraints - The Master Plan and these regulations have been prepared to permit the development as it is currently planned as well as provide for future modifications without undo limitations. The goal is to provide regulations that will provide quality development standards without unreasonable limits on marketability.

1.17 Access and Special Use Easements Granted - The landscape buffers and/or easements identified at the perimeter of this PD will also permit the construction of sidewalks, earth berms, entrance monuments and signage within whose landscape buffers/easements and the maintenance of those facilities shall be the responsibility of the Homeowners Association.

This development shall require that all utilities be installed underground. A minimum of fifteen feet (15') shall be provided between dwelling units, regardless of type, in locations where utility easements are required.

1.18 Signage Regulations - This development shall generally follow the adopted sign regulations of the City of Branson except that the developer requests that the final design of the entrance monuments be reserved until their final design is complete. At that time, they shall be submitted to the Director of Planning for review and approval.

2.00 REGULATIONS SPECIFIC TO EACH PARCEL

2.01 Zoning Uses – Normal uses allowed in this zoning district that apply to this development are outlined within this text as set forth in the current adopted Zoning Ordinance. Uses allowed in this PD are as follows:

2.02 Specific Uses

ALL PARCELS

1. Nightly rentals.
2. Accessory structures to serve the project.
3. Clubhouse and related recreational facilities; food preparation facilities for guests only and meeting rooms.
4. Community recreational facilities.
5. Maintenance Facilities.
6. Project and/or rental offices.

2.03 Prohibited Uses

1. Moveable manufactured constructed housing. (Does not include temporary job site trailers.)

3.00 REGULATIONS SPECIFIC TO INFRASTRUCTURE CONSTRUCTION

3.01 Platting Requirements - A final plat will be prepared in accordance with the current Subdivision Regulations and Codes for the City of Branson in force at the time of platting. A Preliminary and Final Plat shall be prepared for each parcel and shall indicate all streets, lots, drive easements, and utility easements. The City of Branson shall record, at the Taney County Recorder's Office, the Final Plan and restrictions dedicating those areas and easements. Platting may occur in phases and may include individual lots or multiple lots as a final plat.

A Preliminary Plat shall be submitted and approved by the Board of Aldermen prior to any land disturbance.

3.02 Infrastructure Requirements - All infrastructure that will be required for this development, including but not limited to streets, private drives, curb and gutter, sidewalks, sewer, water, storm drainage, etc., shall be designed, inspected and approved in accordance with the City of Branson's ordinances prior to the approval of a building permit. The construction of these improvements shall coincide with construction of the primary improvements within that phase.

3.03 PD Phasing – This project shall be constructed under one or more phases. Exact phasing has not been determined, however, the order of development, the size and configuration of each phase or the number of phases may change based upon market demand. Landscape plans shall be prepared and submitted for approval at the time of construction for all open space and other parcels on a phase-by-phase basis as those parcels are developed.

3.04 Infrastructure Construction - Utility service to each platted lot will be identified by the developer during the platting process. All new utilities shall be installed underground. Review and approval of those plans will follow the normal procedure utilized by the City of Branson. At the time of development, the owner will be responsible for the extension of water, sewer and electric service. This will be required during the public improvement section of construction. Final plans for these improvements shall be submitted to city staff for review and approval at that time.

Sewer service will be provided by the City of Branson, water by Taney County Water District III and electric service by Empire Electric.

LEGAL DESCRIPTION

PROJECT BOUNDARY AS DEFINED FOR THE PLANNED UNIT DEVELOPMENT DOCUMENT. THIS BOUNDARY DEFINES THE LIMITS OF THESE REBULATIONS

TRACT 1-A

A TRACT OF LAND SITUATED IN THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TANEY COUNTY, MISSOURI, BEING A PART OF TRACT 1 AS RECORDED IN BOOK 497 PAGE 8862 TANEY COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISITNG STONE AT THE NORTHEAST CORNER OF THE W1/2 OF THE NE 1/4 OF SAID SECTION 36; THENCE S 02°08'38" W, ALONG THE EAST LINE OF SAID W1/2 OF THE NE1/4, 1002.03 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S 02°08'38" W, ALONG SAID EAST LINE, 1649.72 FEET TO AN EXISTING 1/2" IRON PIN AT THE SOUTHEAST CORNER OF SAID W1/2 OF THE NE 1/4; THENCE N 88°14'20" W, ALONG THE SOUTH LINE OF SAID W1/2 OF THE NE 1/4, 241.35 FEET; THENCE N 20°08'22" W, 507.67 FEET; THENCE N 05°38'59" E, 608.70 FEET TO THE EAST RIGHT OF WAY OF SHEPHERD OF THE HILLS EXPRESSWAY; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, FOLLOWING SAID EAST RIGHT OF WAY, HAVING A RADIUS OF 1245.00 FEET, A CENTRAL ANGLE OF 19°19'50", FOR AN ARC LENGTH OF 420.04 FEET, ON A CHORD BEARING OF N 10°22'29" E, WITH A CHORD DISTANCE OF 418.05 FEET; THENCE N 00°45'19" E, ALONG SAID RIGHT OF WAY, 151.95 FEET; THENCE S 89°15'43" E, 340.51 FEET TO THE POINT OF BEGINNING. CONTAINING 14.02 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, ALSO SUBJECT TO THE FOLLOWING INGRESS AND EASEMENTS:

COMMENCING AT AN EXISITNG STONE AT THE NORTHEAST CORNER OF THE W1/2 OF THE NE 1/4 OF SAID SECTION 36; THENCE S 02°08'38" W, ALONG THE EAST LINE OF SAID W1/2 OF THE NE1/4, 1002.03 FEET; THENCE N 89°15'43" W, 140.26 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N 89°15'43" W, 200.26 FEET TO THE EAST RIGHT OF WAY OF SHEPHERD OF THE HILL EXPRESSWAY; THENCE S 00°45'19" W, ALONG SAID EAST RIGHT OF WAY, 60.00 FEET; THENCE S 89°15'43" E, 200.26 FEET; THENCE N 00°45'19" E, 60.00 FEET TO THE POINT OF BEGINNING.

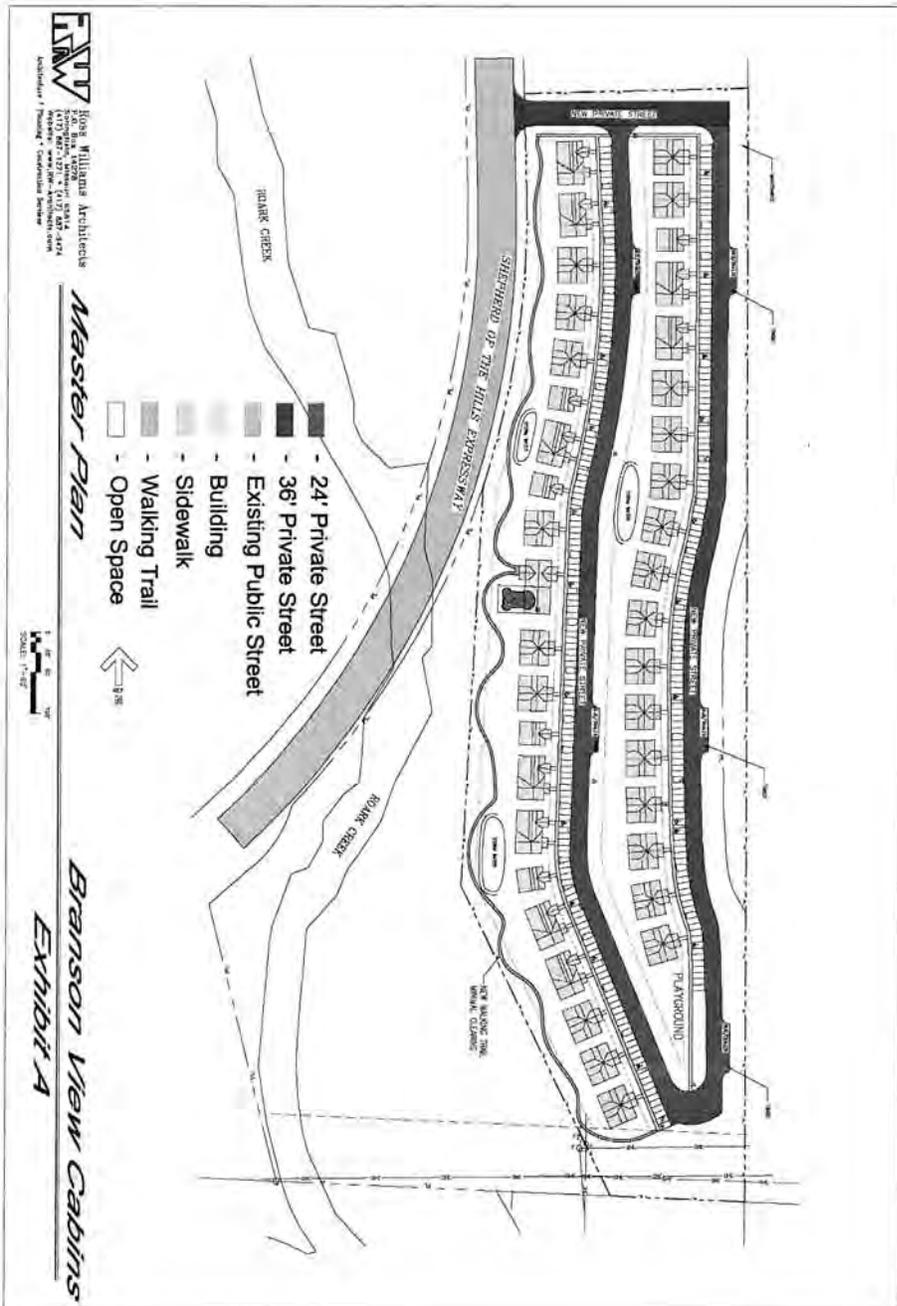
ALSO BEGINNING AT A 1/2" IRON PIN AT THE SOUTHEAST CORNER OF THE W1/2 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 22 WEST; THENCE N 88°14'20" W, ALONG THE SOUTH LINE OF SAID W1/2 OF THE NE 1/4, 241.35 FEET; THENCE N 20°08'22" W, 64.67 FEET; THENCE S 88°14'20" E, 265.87 FEET TO THE EAST LINE OF SAID W1/2 OF THE NE 1/4; THENCE S 02°08'32" W, ALONG SAID EAST LINE, 60.00 FEET TO THE POINT OF BEGINNING.

Boundary Survey, including metes and bounds as shown, and topographics were by Bagley Surveying, December 1, 2008.

Ross Williams Architects POB 14278 Springfield MO 65814
417.887.1271 rossw@rw-architects.com
Page 10 of 11

**EXHIBITS
AS
REFERENCED IN NARRATIVE**

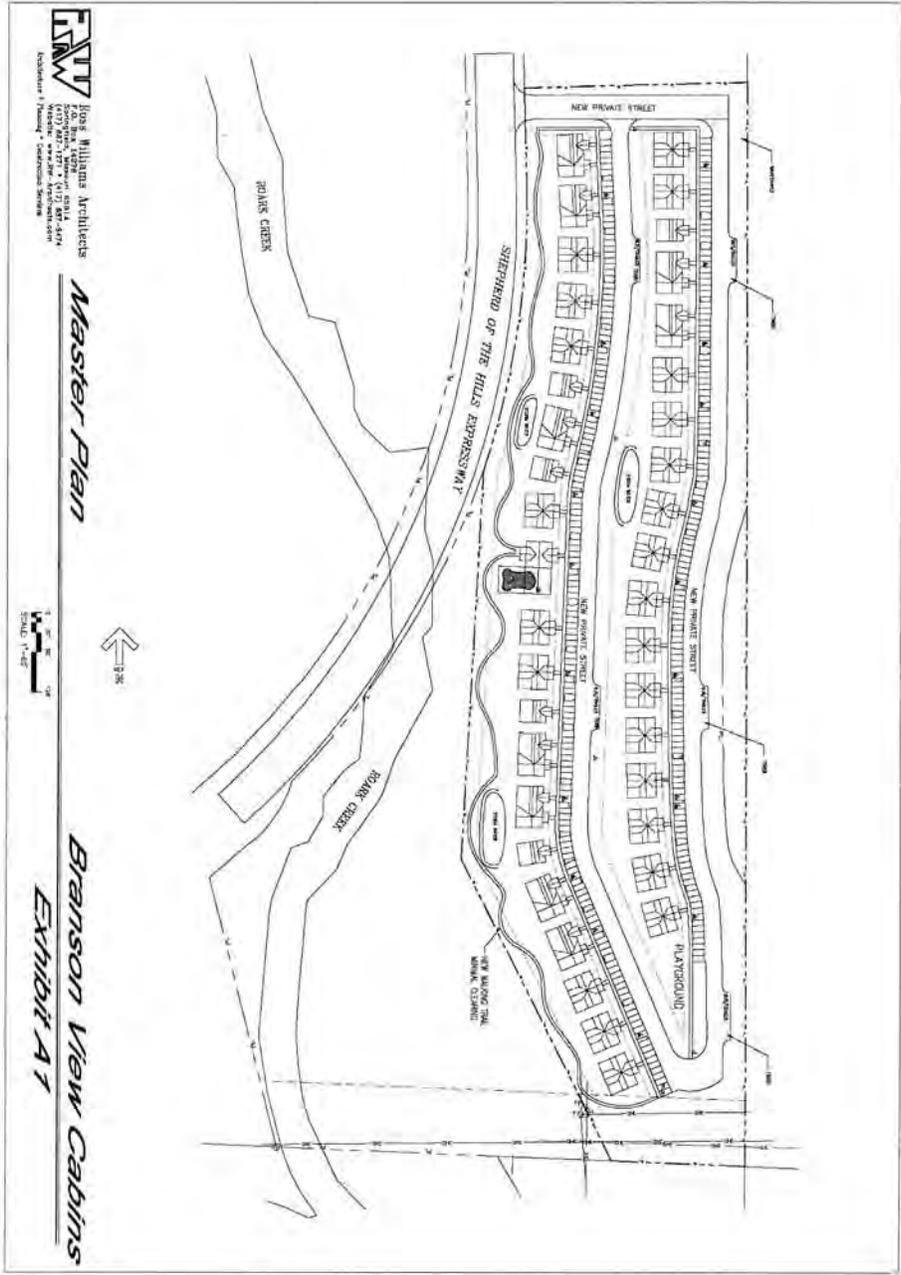
Ross Williams Architects POB 14278 Springfield MD 65814
417.887.1271 rossw@rw-architects.com
Page 11 of 11



FW
 FOSTER WILLIAMS ARCHITECTS
 1000 W. BRANSON BLVD., SUITE 100
 BRANSON, MISSOURI 64401
 PHONE: 417-538-4444
 FAX: 417-538-4445
 WWW.FWARCHITECTS.COM

Master Plan

*Branson View Cabins
 Exhibit A*

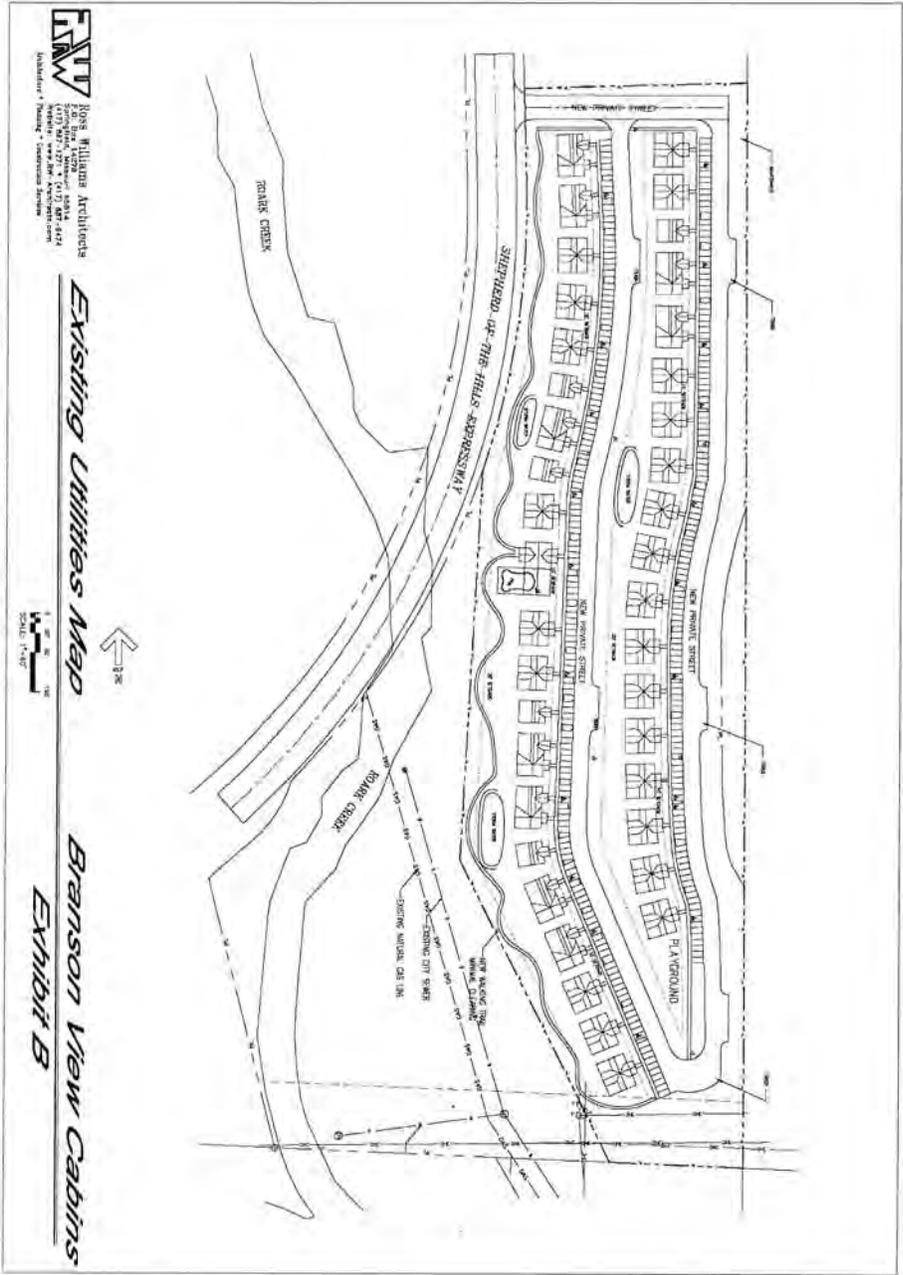


ETW
 FOSTER
 WHEELER
 ARCHITECTS
 200 S. BR. 1000
 SUITE 3014
 BRANSON, MO 64604
 (417) 261-1277 • (417) 261-5474
 bransonviewcabins.com
 Collaborative Planning • Collaborative Design

Master Plan



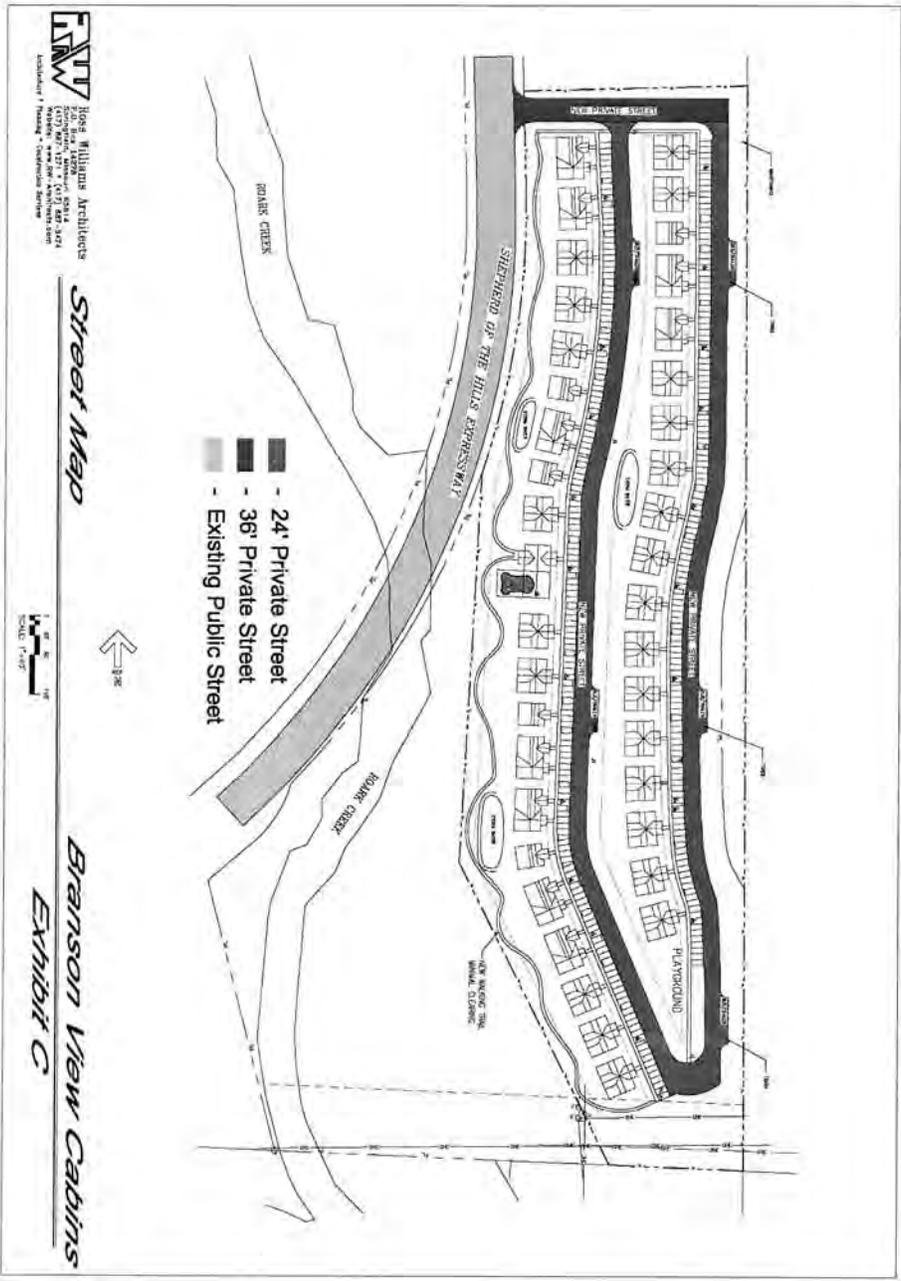
*Branson View Cabins
 Exhibit A 1*



FNTV John W. Williams Architects
 1000 East 10th Street, Suite 100
 Lincoln, Nebraska 68502
 (402) 441-1111
 www.fntv.com

Existing Utilities Map

Branson View Cabins
 Exhibit B



- 24' Private Street
- 36' Private Street
- Existing Public Street

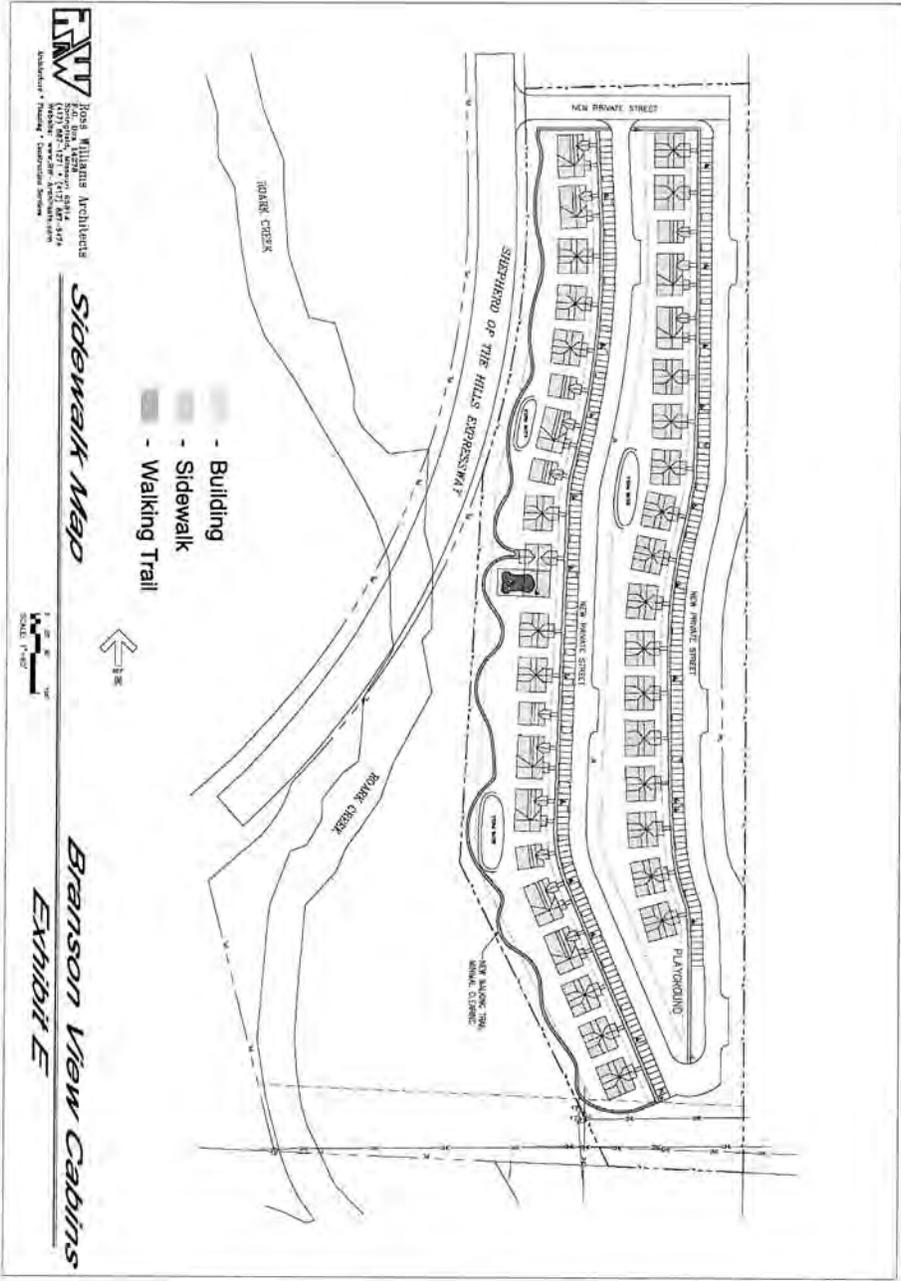


FNW
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 PHONE: 417-539-1111
 FAX: 417-539-1112
 WWW: WWW.FNWARCHITECTS.COM

Street Map



Branson View Cabins
 Exhibit C

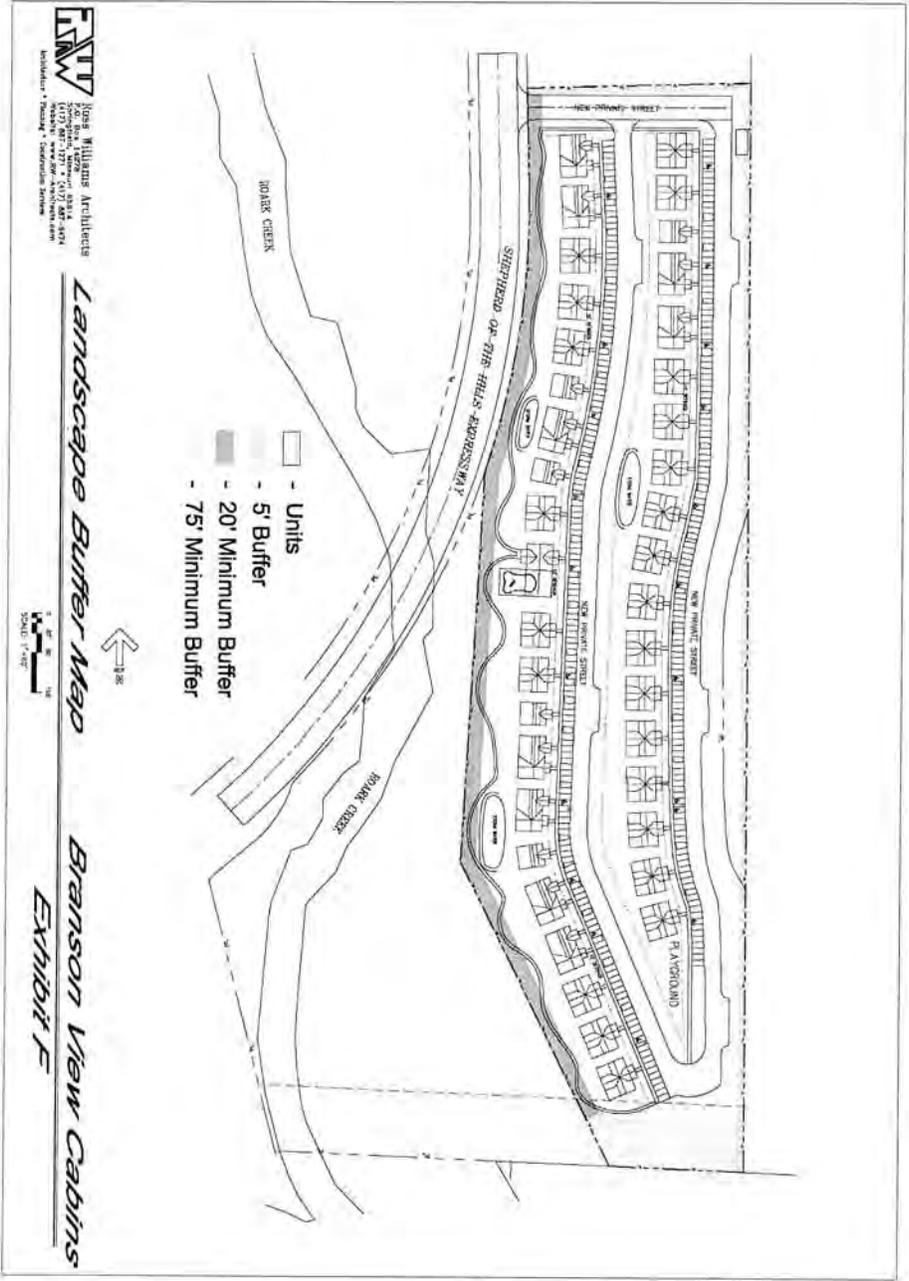


JTW
 Jost Williams Architects
 P.O. Box 1020
 Branson, MO 64602
 (417) 731-1277 • (417) 731-3474
 Architecture • Planning • Construction Services

Sidewalk Map



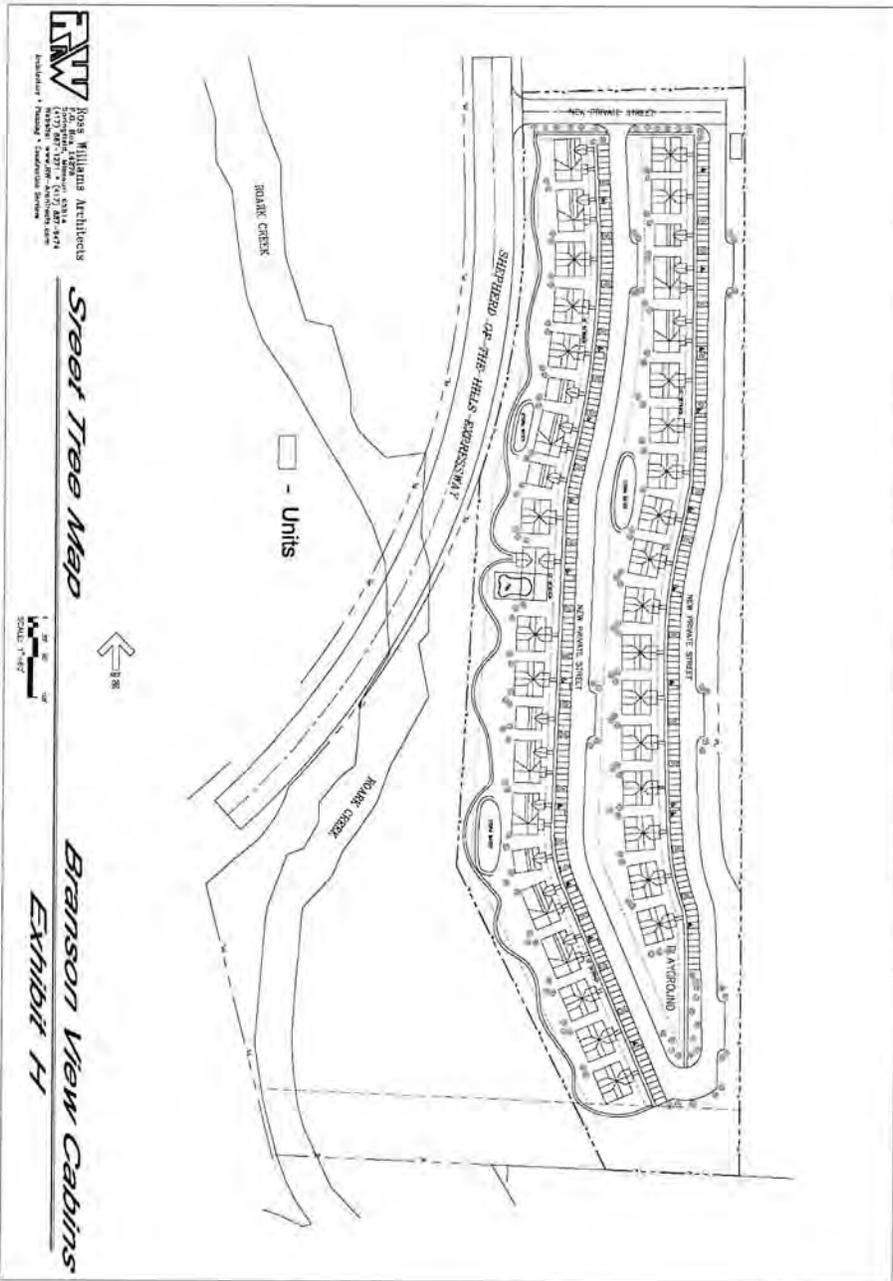
*Branson View Cabins
 Exhibit E*



FW
 Kees Williams Architects
 5000 E. 12th Street, Suite 401A
 Branson, MO 64604
 (417) 731-1234
 Architects • Planners • Landscape Architects

Landscape Buffer Map

Branson View Cabins
 Exhibit F



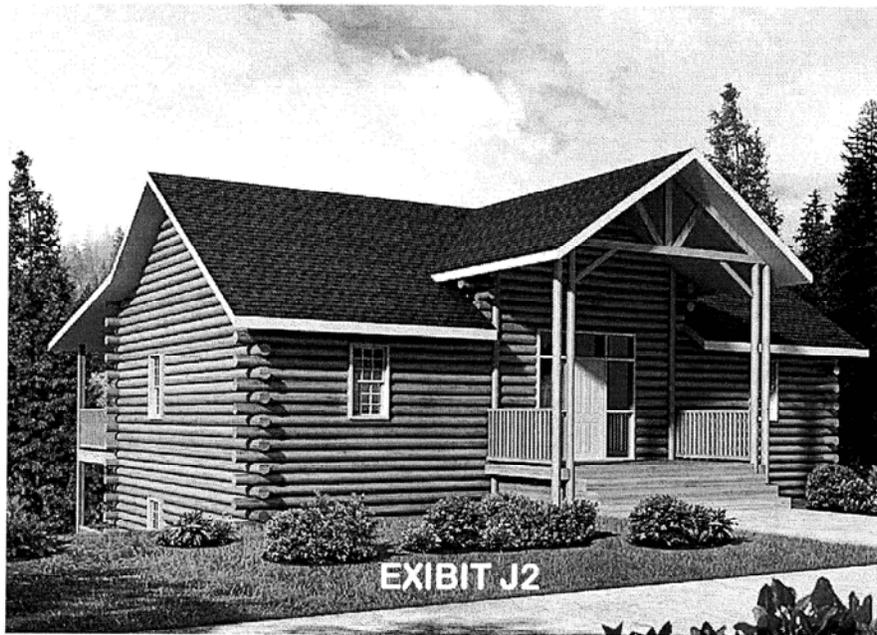
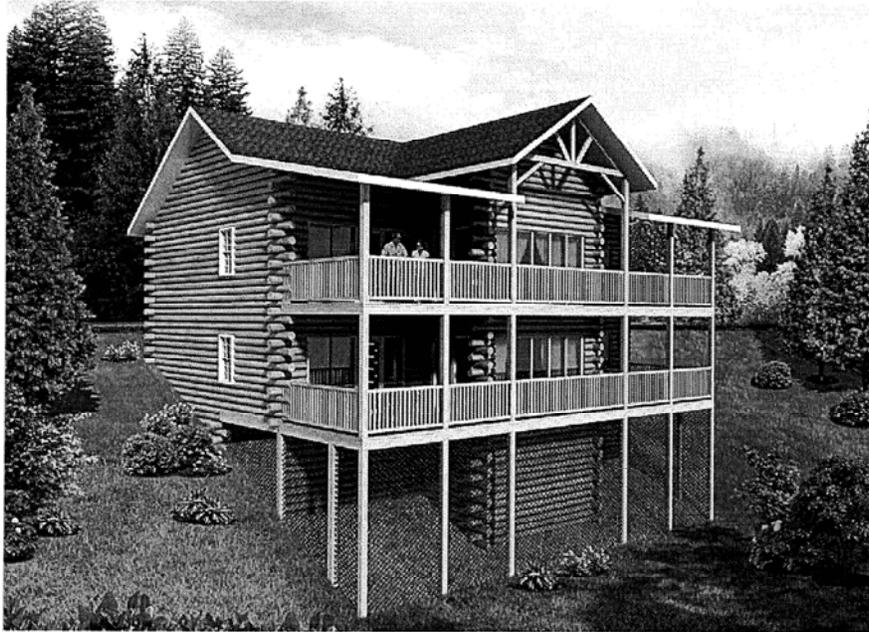
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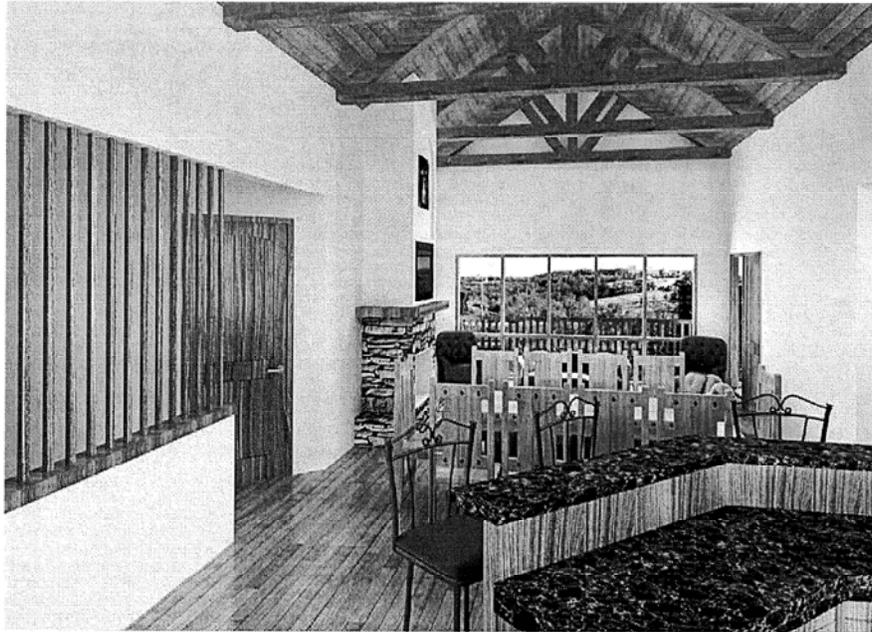
Street Tree Map

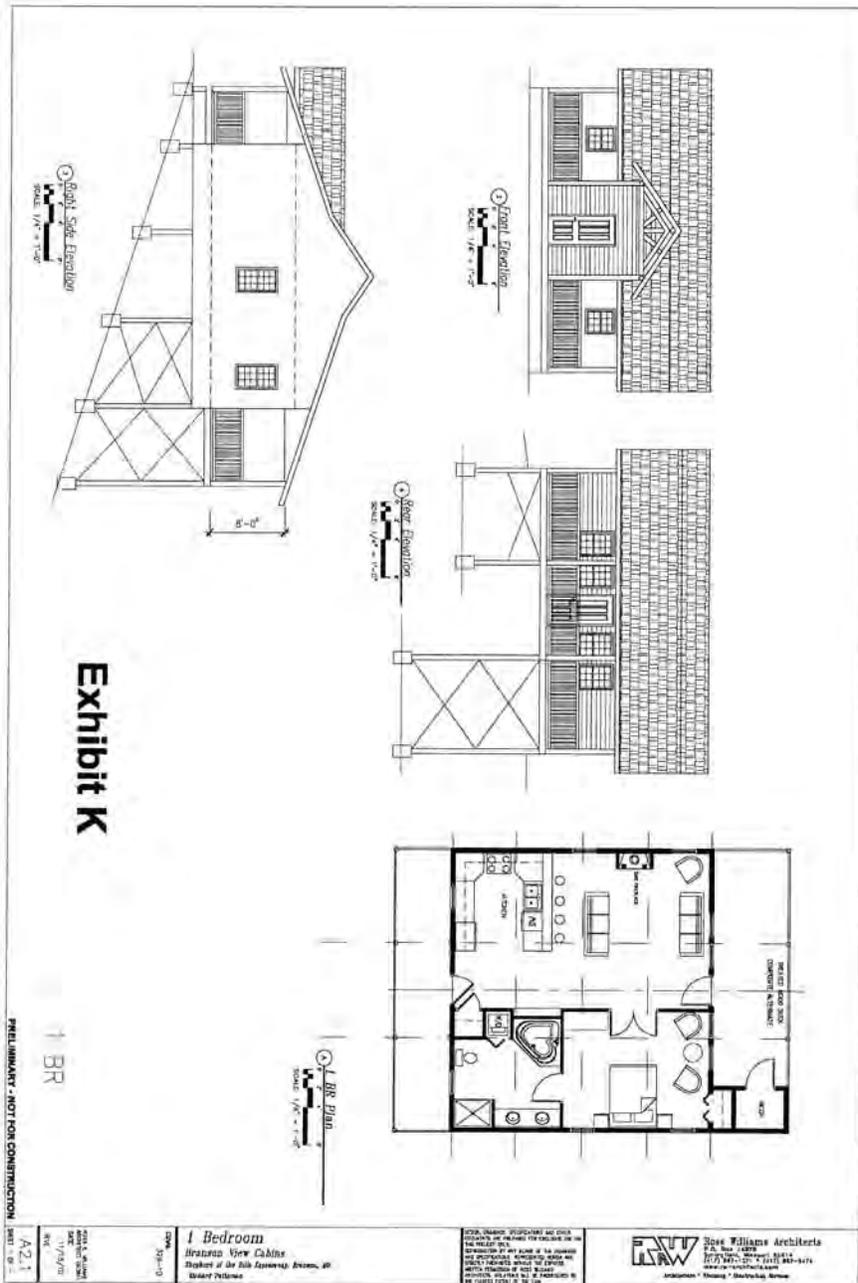


*Branson View Cabins
 Exhibit H*









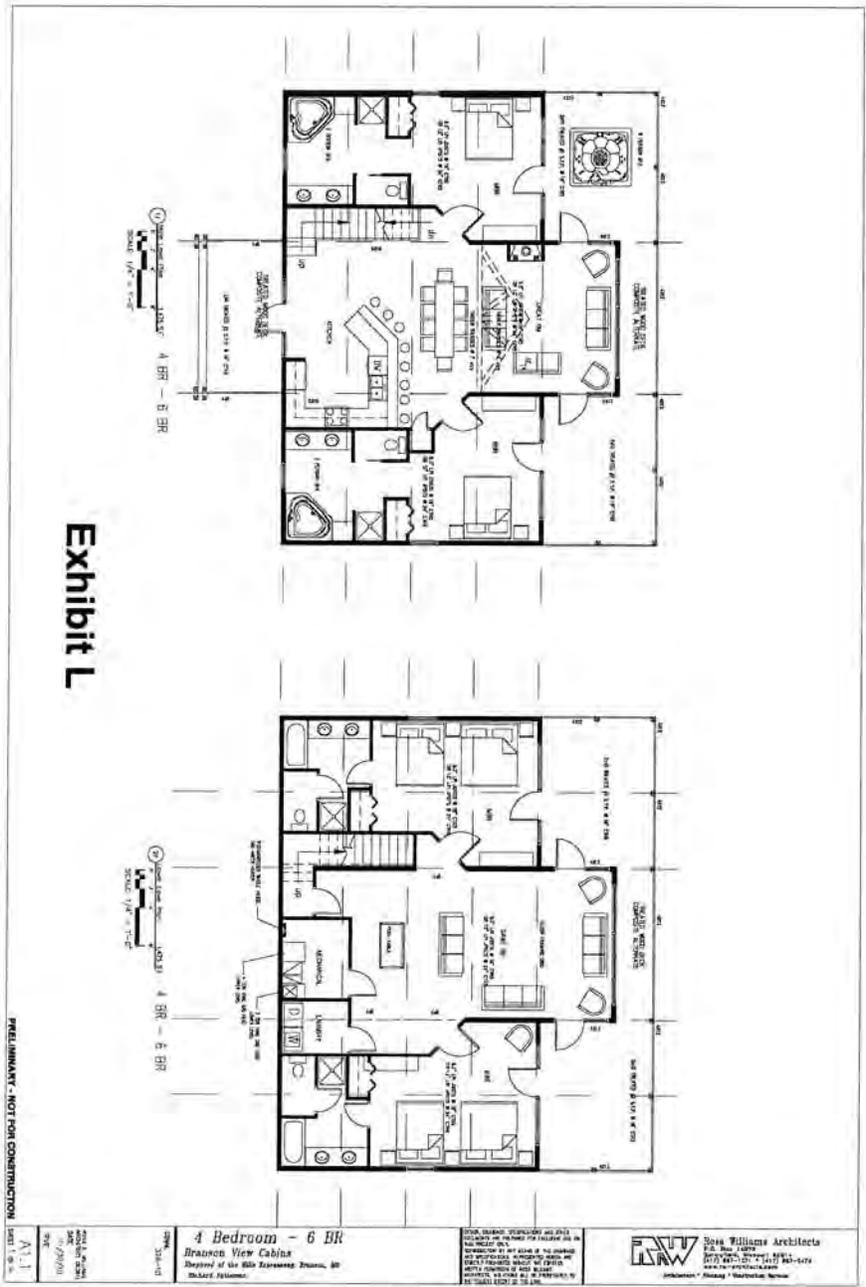


Exhibit L

PLANNING COMMISSION

RESOLUTION NO. ZO20-7 (ZO20-000007)

A PLANNING COMMISSION RESOLUTION RECOMMENDING THE REPEAL OF PLANNED DEVELOPMENT PD-11-002, KNOWN AS BRANSON VIEW CABINS, AND APPROVAL OF A ZONING CHANGE TO MIXED-USE (MU) FOR THE PROPERTY LOCATED AT 1901 SHEPHERD OF THE HILLS EXPRESSWAY, BRANSON, MISSOURI.

WHEREAS, a Zoning - Zoning Change Application has been submitted to the City of Branson by Richard A. Patterson on behalf of Equity Trust Company for approval of a zoning change from Planned Development (PD) to Mixed-Use (MU) for the property legally described as follows:

See Exhibit A

WHEREAS, the Zoning Regulations for the City of Branson, Missouri, require a Public Hearing before the Planning Commission for the approval of a zoning change; and,

WHEREAS, a Public Hearing was held before the Branson Planning Commission on December 1, 2020 at 7:00 PM in the City Council Chambers located at 110 W. Maddux Street, Branson, Missouri; and,

WHEREAS, all required documentation and payment of the required filing fee have been received by the City of Branson.

BE IT THEREFORE RESOLVED, that the Planning Commission for the City of Branson hereby recommends approval of a zoning change from Planned Development (PD) to Mixed-Use (MU) for the property located at 1901 Shepherd of the Hills Expressway, Branson, Missouri.

DONE THIS 1st DAY OF DECEMBER, 2020, BY THE PLANNING COMMISSION FOR THE CITY OF BRANSON, MISSOURI.

Clark Harris - Chairperson

ATTEST:

Joel Hornickel – Planning and Development Director

ZO20-000007

EXHIBIT A

A TRACT OF LAND SITUATED IN THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TANEY COUNTY, MISSOURI, BEING A PART OF TRACT 1 AS RECORDED IN BOOK 497 PAGE 8862 TANEY COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**Branson Planning and Zoning Commission
Staff Report and Recommendation
Project No. SU20-9 (SU20-000009)**

LOCATION: 223 ELIZABETH DRIVE

OWNER/APPLICANT: STEPHEN F. & LINDA ROBERTSON

ITEM/SUBJECT: REQUEST FOR A SPECIAL USE PERMIT TO CONSTRUCT AN ACCESSORY STRUCTURE WITHIN THE PROPERTY LOCATED AT 223 ELIZABETH DRIVE, BRANSON, MISSOURI.

DATE: DECEMBER 1, 2020

INITIATING DEPARTMENT: PLANNING & DEVELOPMENT

APPROVED BY:



Director of Planning & Development

Nov. 19, 2020

Date

STAFF REPORT:

A Special Use Permit Application has been received from Steven F. and Linda Robertson to construct an accessory structure within the property located at 223 Elizabeth Drive (attachment 1). The property is located within the Table Rock Townsite Subdivision on the south side of Elizabeth Drive, approximately 50 feet east of Luster Drive (attachment 2). It contains an existing 2,200 square foot single-family residential structure in the northern half of the parcel while the southern half is wooded and vacant. The property, as well as the adjacent properties, are zoned Low Density Residential (LDR).

Specifically, the applicant is requesting to build a 42 foot by 44 foot (1,848 square foot) detached storage shed/garage to the rear, or south, of the existing residential structure. Due to the proposed location, access to it is proposed to be provided from Plaza Drive as opposed to Elizabeth Drive. The structure is proposed to have galvanized steel walls and roofing, with an evergreen powder coat finish. The primary use of the proposed structure will be to store the applicant's boat and miscellaneous items.

In addition to this request, the applicant requested a Minor Subdivision Plat to combine their existing parcel, Lot 11 of Block 7, with the adjacent parcel to the south, Lot 14A of Block 7, on November 2, 2020. This request was given preliminary approval on November 12, 2020, but has yet to receive final approval from the City or be recorded with the County.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution SU20-9 based on the following conditions:

1. The request for a Minor Subdivision Plat submitted on November 2, 2020 to combine Table Rock Townsite Lots 11 and 14A of Block 7 shall be approved by the City of Branson and recorded with the Taney County Recorder; and,

2. New structures shall require submittal of individual construction plans and specifications to the City of Branson for review and approval prior to any actual construction; and,
3. All construction and activities covered by the Special Use Permit shall conform to all Codes and Ordinances of the City of Branson; and,
4. If all conditions of this Resolution authorizing the issuance of this Special Use Permit are not acted upon on or before January 1, 2022, this Special Use Permit shall be null and void.

MUNICIPAL CODE REGULATIONS:

The following regulations should be considered by the Commission in formulating a decision:

Branson Municipal Code Section 94-16. Special uses.

(a) Permit Required

A special use permit shall be required from the Planning Commission for any use listed as a special use in any zoning district, and for any use not listed in any zoning district. A special use permit in review is intended to allow the establishment of uses that have a special impact, uniqueness, or effect on the neighborhood surrounding the subject site.

(b) Review and Approval Criteria

In considering a special use, the Planning Commission shall consider the location and design of the proposed use, configuration of improvements, potential impacts on the surrounding neighborhood, and that development in each zoning district protects the integrity of that district, and following a hearing, the commission shall record the decision in writing and shall recite the findings upon which the decision is based.

The commission may approve or modify a special use permit application in whole, or in part with conditions, only if all the following findings are made:

- (1) The proposed use is conditionally permitted within, and would not impair the integrity and character of the intended purpose of the subject zoning district, and complies with all of the applicable provisions of this chapter;*
- (2) The proposed use is consistent with the Community Plan 2030;*
- (3) There will be no significant negative effects upon environmental quality and natural resources that could not be properly mitigated and monitored;*
- (4) The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses within the general area in which the proposed use is to be located, and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity, or adverse to the public interest, health, safety, convenience or welfare of the city;*
- (5) The subject site is physically suitable for the type and density/intensity of use being proposed; and*
- (6) There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to the public health and safety.*

Branson Municipal Code Section 94-63. Accessory use standards.

- (a) Purpose.*** *This section authorizes the establishment of accessory uses that are incidental and customarily subordinate to principal uses, provided that the accessory use complies with all applicable standards in this section.*
- (b) Approval of accessory uses and structures.*** *All principal uses allowed in a zoning district shall be deemed to include those accessory uses, structures and activities typically associated with the use, unless specifically prohibited in this chapter. No accessory use may be established prior to establishment of the principal use with which such accessory use is associated. All accessory uses shall be subject to the standards in this section, as well as any use-specific standards applicable to the associated principal use as set forth in this chapter.*

- (c) *Interpretation of unidentified accessory uses and structures. The planning and development director shall evaluate applications for accessory uses that are not identified in this section on a case-by-case basis, based on the following standards:*
- (1) *The definition of "accessory use" in this chapter, and the general accessory use standards and limitations established in this section;*
 - (2) *The purpose and intent of the district in which the accessory use is located;*
 - (3) *Potential adverse impacts the accessory use or structure may have on other lots, compared with other accessory uses permitted in the district; and*
 - (4) *The compatibility of the accessory use with other principal and accessory uses permitted in the district.*
- (d) *General standards. All accessory uses and structures shall comply with the following general standards:*
- (1) *Compliance with this chapter.*
 - a. *All accessory uses and structures shall be subject to the dimensional requirements of the zone district in which they are located. In the case of any conflict between the accessory use/structure standards of this section and any other requirement of this chapter, the more restrictive standards shall control.*
 - b. *Accessory uses shall comply with all standards of this chapter applicable to the principal use with which they are associated. Parking requirements shall be met for both the principal use and any accessory use.*
 - (2) *Location. The accessory use or structure shall be conducted or located on the same lot(s) as the principal use, and to the rear of the primary structure, unless otherwise approved by the planning and development director. No accessory structure shall be located within ten feet of the site's principal structure unless otherwise specified in this section. When located to the rear of the primary structure, accessory buildings need not comply with the side or rear setback lines applicable to the primary structure, provided that the accessory building is not located closer than ten feet from any alley and not closer than five feet from any property line.*
 - (3) *Size and quantity. The maximum total size of accessory buildings within any residential district shall be 800 square feet unless approved by special use permit. No accessory building shall exceed the height of the site's principal structure unless otherwise specified in this chapter.*
 - (4) *Same utility meter required. The principal use and the accessory use shall utilize the same utility meter, with the exception of approved on-site employee housing.*
 - (5) *Nonresidential uses in residential districts. Accessory buildings in residential districts shall not be used to conduct a retail business, commercial business or repair business.*

COMMENTS:

No additional comments were provided by any other departments relating to the applicant's request.

ATTACHED INFORMATION:	1) Special Use Permit Application
	2) Vicinity Maps
	3) SD20-19 (Request for a Minor Subdivision Plat)

ATTACHMENT 1: SPECIAL USE PERMIT APPLICATION



PLANNING & DEVELOPMENT DEPARTMENT

PLANNING & ZONING | BUILDING PERMITS | SIGN PERMITS

Special Use - New Special Use Permit

Address: 223 ELIZABETH DR

Description: Storage shed

SU20-000009

Application Date: 11/02/2020

Application Information*:

Applicant Name Steve Robertson
Applicant Email mrobertson@fitsgroup.com
Applicant Address 223 Elizabeth Dr. Branson MO 65616
Applicant Company Name
Applicant Company Address
Applicant Home Phone 417-320-1679
Applicant Cell Phone 913-488-4788
Applicant Work Phone
Are you the property owner? Yes
Requested use storage shed
Are there deed restrictions? No

* Only fields that were populated are shown

Documents:

Attach any relevant information such as a written description, site plans, graphics, photos and other documentation: [CCI-50x20 Enclosed Building Master Design, Rev 2 \(1\).pdf](#)

Attach a recent copy of the Warranty Deed/Deed of Trust: [Scan2020-11-02_111413.pdf](#)

Attach property owner acknowledgement and notarization: [Scan2020-10-30_121049.pdf](#)

Applicant Signature: [signature.png](#)

Email: [Review Fee Payment Required \(planning\).htm](#)

Email: [Blank Email Template.htm](#)

Merge Document: [Legal Verification for Elizabeth Dr.pdf](#)

Merge Document: [Neighbor Notice Postcard.JPG](#)

Merge Document: [NN List for 223 Elizabeth.xlsx](#)

Merge Document: [Legal Proof - Special Use.pdf](#)

Email: [Planning Application Payment Required.htm](#)



Property Owner Acknowledgement

In signing this acknowledgement, the property owner supports the request and agrees that all information provided is complete and accurate. The property owner also agrees to abide by the regulations of the Branson Municipal Code and understands they may be held responsible for any violation.

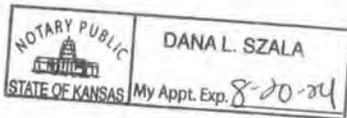
Property address: 223 ELIZABETH DR., BRANSON, MO. 65414

Stephen F. Robertson STEPHEN F. ROBERTSON 10/23/2020
Property Owner Signature Print Name Date

STATE OF Kansas)
COUNTY OF Johnson) SS.

On this 23 day of October, 2020, before me personally appeared Stephen F. Robertson, to me known to be the property owner described in and who executed the foregoing application, and acknowledged that he/she executed the same as his/her free act and deed.

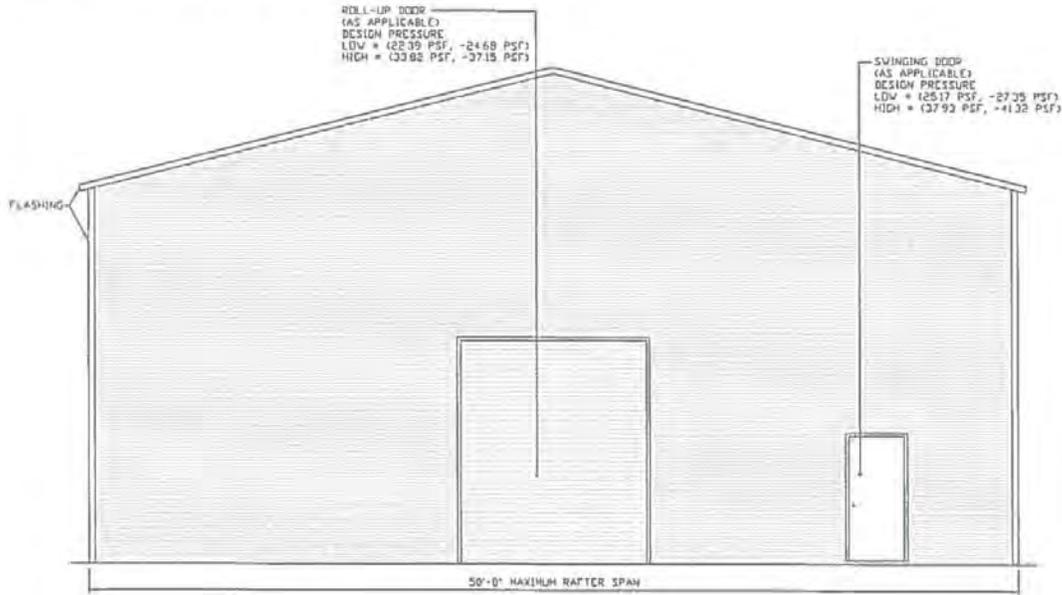
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in October 23, 2020 the day and year first above written.



Dana L. Szala
Notary Public

My term expires: 8-20-24

BOX EAVE FRAME RAFTER ENCLOSED BUILDING



TYPICAL END ELEVATION
SCALE: NTS

MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.	DRAWN BY: AST		CAROLINA CARPORTS, INC. 187 CARDINAL RIDGE TRAIL DOBSON, NC 27017 50'-0" x 20'-0" ENCLOSED STRUCTURE		
	CHECKED BY: PDH				
THIS DOCUMENT IS THE PROPERTY OF MOORE AND ASSOCIATES ENGINEERING AND CONSULTING. THE UNAUTHORIZED REPRODUCTION, COPYING, OR OTHERWISE USE OF THIS DOCUMENT IS STRICTLY PROHIBITED AND ANY INFRINGEMENT THEREUPON MAY BE SUBJECT TO LEGAL ACTION.	PROJECT MGR: WSH	DATE: 5-14-18	SCALE: NTS	JOB: NO. 16137S/18111S	
	CLIENT: CCI	SHT. 4A	DWG. NO: SK-3	REV: 2	

BOX EAVE FRAME RAFTER ENCLOSED BUILDING

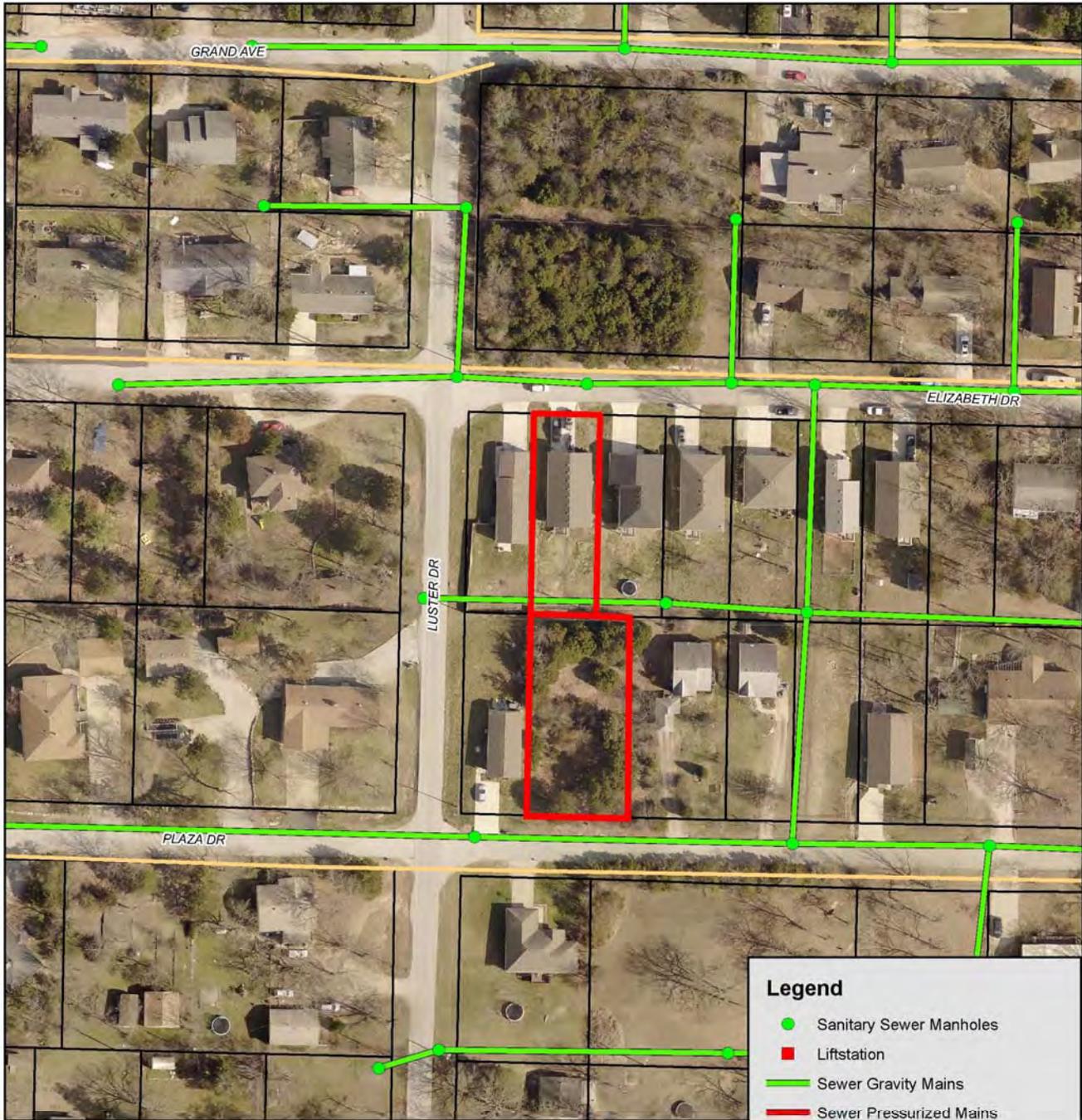
WINDOW (AS APPLICABLE)
 DESIGN PRESSURE
 LDV = (26.30 PSF, -35.21 PSF)
 HIGH = (39.75 PSF, -49.55 PSF)



TYPICAL SIDE ELEVATION
 SCALE NTS

MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.	DRAWN BY: AST	CAROLINA CARPORTS, INC. 187 CARDINAL RIDGE TRAIL DOBSON, NC 27017 50'-0" x 20'-0" ENCLOSED STRUCTURE			
	CHECKED BY: PDH	PROJECT MGR: VSM	DATE: 5-14-18	SCALE: NTS	JOB: NO. 161375/181115
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ATTACHMENT 2: VICINITY MAPS – AERIAL

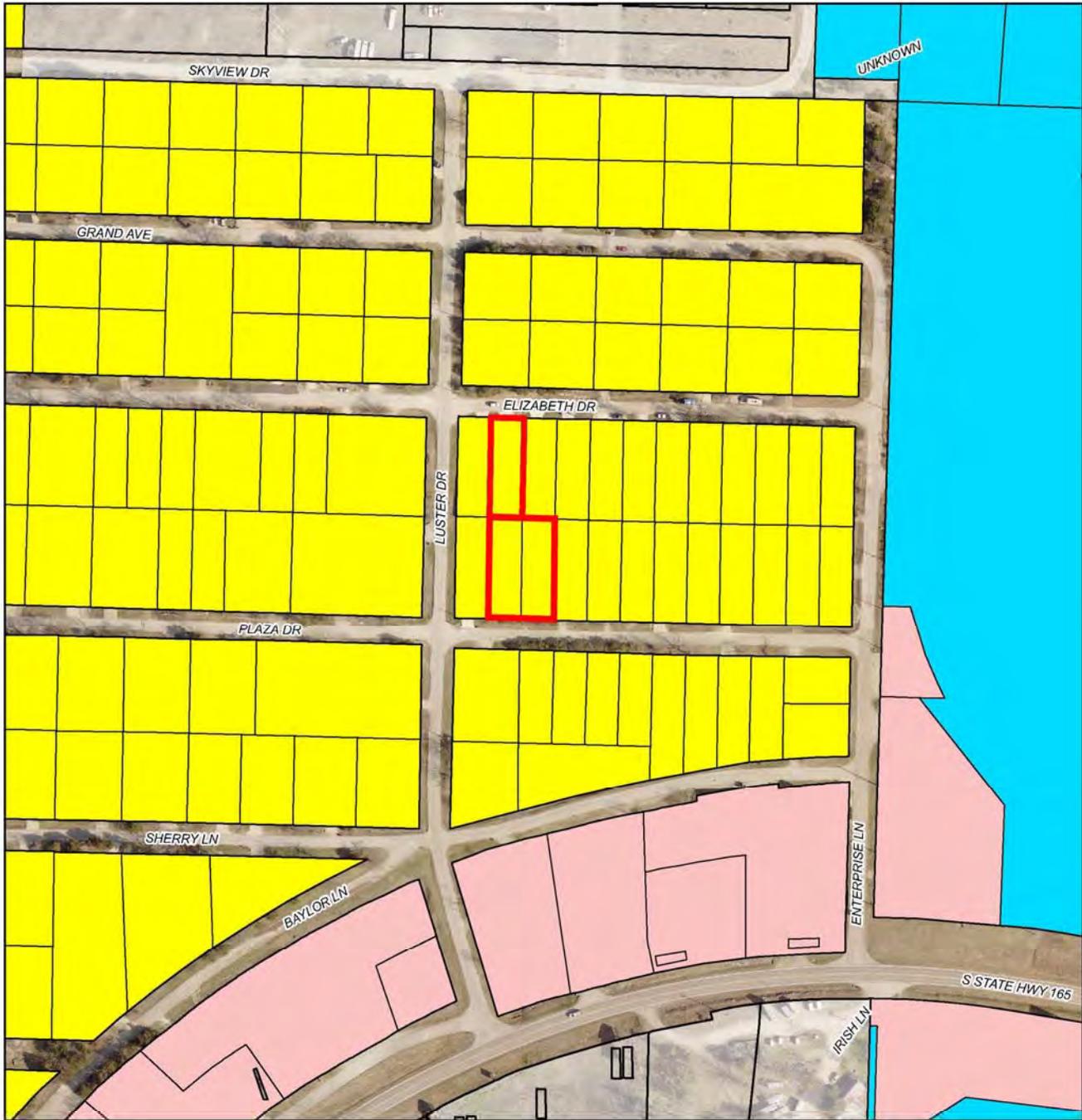



1 inch = 100 feet
 City of Branson
 Planning & Development
 Date: 11/4/2020

223 Elizabeth Dr

Legend	
●	Sanitary Sewer Manholes
■	Liftstation
—	Sewer Gravity Mains
—	Sewer Pressurized Mains
◆	Water Hydrants
▲	Water System Valves
—	Water Mains
■	STORM INLET STRUCTURES
▼	STORM INTAKE STRUCTURES
■	STORM OUTFALL STRUCTURES
—	STORM_SEWER_PIPE
—	DISTRIBUTION
—	TRANSMISSION

VICINITY MAPS - CURRENT ZONING

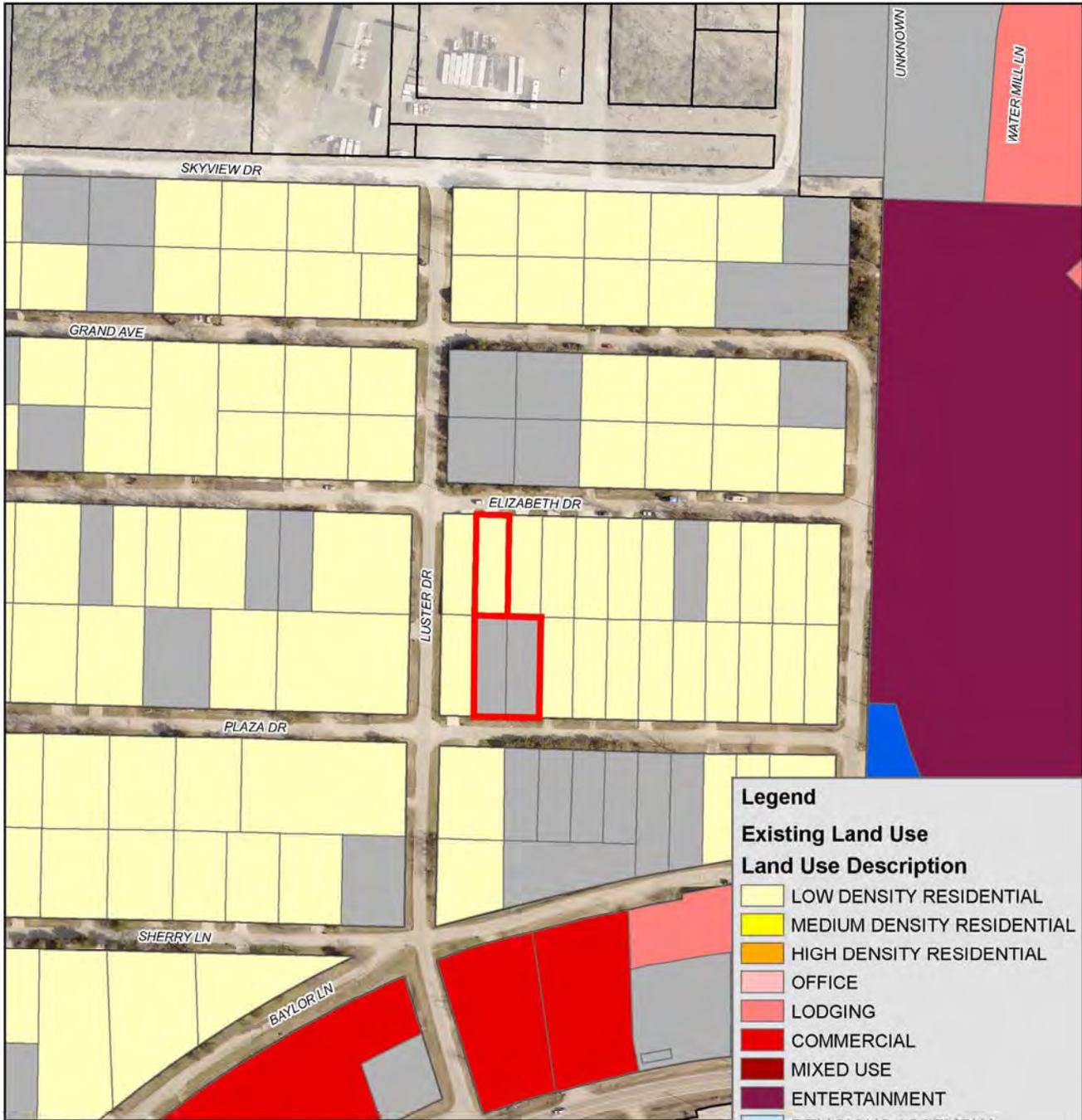


223 Elizabeth Dr


1 inch = 200 feet
 City of Branson
 Planning & Development
 Date: 11/4/2020

 Agricultural	 Neighborhood Commercial	 Business
 Conservation	 Mixed-Use	 Industrial
 Low Density Residential	 Community Commercial	 Planned Development
 Medium Density Residential	 Downtown	 Unzoned
 High Density Residential	 Entertainment	

VICINITY MAPS - CURRENT LAND USE



Legend

Existing Land Use

Land Use Description

Light Yellow	LOW DENSITY RESIDENTIAL
Yellow	MEDIUM DENSITY RESIDENTIAL
Orange	HIGH DENSITY RESIDENTIAL
Pink	OFFICE
Light Red	LODGING
Red	COMMERCIAL
Dark Red	MIXED USE
Dark Purple	ENTERTAINMENT
Light Blue	RELIGIOUS ASSEMBLY
Blue	HEALTH CARE
Dark Blue	INSTITUTIONAL
Dark Purple	INDUSTRIAL
Light Green	RECREATION
Green	OPEN SPACE
Light Green	AGRICULTURAL
Grey	UTILITIES
Light Grey	VACANT
White	TANEY COUNTY

N

 1 inch = 200 feet
 City of Branson
 Planning & Development
 Date: 11/4/2020

223 Elizabeth Dr

VICINITY MAPS - ORTHOMETRIC IMAGES

VIEW FROM THE NORTH



VIEW FROM THE EAST



VIEW FROM THE SOUTH



VIEW FROM THE WEST



PLANNING AND ZONING COMMISSION

RESOLUTION NO. SU20-9 (SU20-000009)

A PLANNING COMMISSION RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING AND DEVELOPMENT TO ISSUE A SPECIAL USE PERMIT TO CONSTRUCT AN ACCESSORY STRUCTURE WITHIN THE PROPERTY LOCATED AT 223 ELIZABETH DRIVE, BRANSON, MISSOURI.

WHEREAS, a Special Use Application has been submitted to the City of Branson by Steven F. and Linda Robertson to construct an accessory structure within the property located at 223 Elizabeth Drive, legally described as follows:

ALL OF LOT 11, IN BLOCK 7 IN TABLE ROCK TOWNSITE, TANEY COUNTY, MISSOURI, AS PER THE RECORDED PLAT THEREOF.

AND

LOT 14A, BLOCK 7, TABLE ROCK TOWNSITE, TANEY COUNTY, MISSOURI, AS PER THE RECORDED PLAT AT SLIDE L PAGE 662. SUBJECT TO ANY AND ALL ENCUMBRANCES AND RIGHTS RECORDED OR UNRECORDED.

WHEREAS, the Zoning Regulations for the City of Branson, Missouri, require a Public Hearing before the Planning Commission for the approval of amending a Special Use Permit; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 1, 2020, at 7:00 PM in the City Council Chambers located at 110 W. Maddux Street, Branson, Missouri; and,

WHEREAS, all required documentation and payment of the required filing fee have been received by the City of Branson.

BE IT THEREFORE RESOLVED, that the Planning Commission for the City of Branson hereby authorizes the Director of Planning and Development to issue a Special Use Permit to construct an accessory structure within the property located at 223 Elizabeth Drive, Branson, Missouri, as described within Exhibit 'A', attached hereto and incorporated by reference herein, upon certification by the appropriate departments of the City that the following conditions have been satisfactorily completed:

1. The request for a Minor Subdivision Plat submitted on November 2, 2020 to combine Table Rock Townsite Lots 11 and 14A of Block 7 shall be approved by the City of Branson and recorded with the Taney County Recorder; and,
2. New structures shall require submittal of individual construction plans and specifications to the City of Branson for review and approval prior to any actual construction; and,
3. All construction and activities covered by the Special Use Permit shall conform to all Codes and Ordinances of the City of Branson; and,

4. If all conditions of this Resolution authorizing the issuance of this Special Use Permit are not acted upon on or before January 1, 2022, this Special Use Permit shall be null and void.

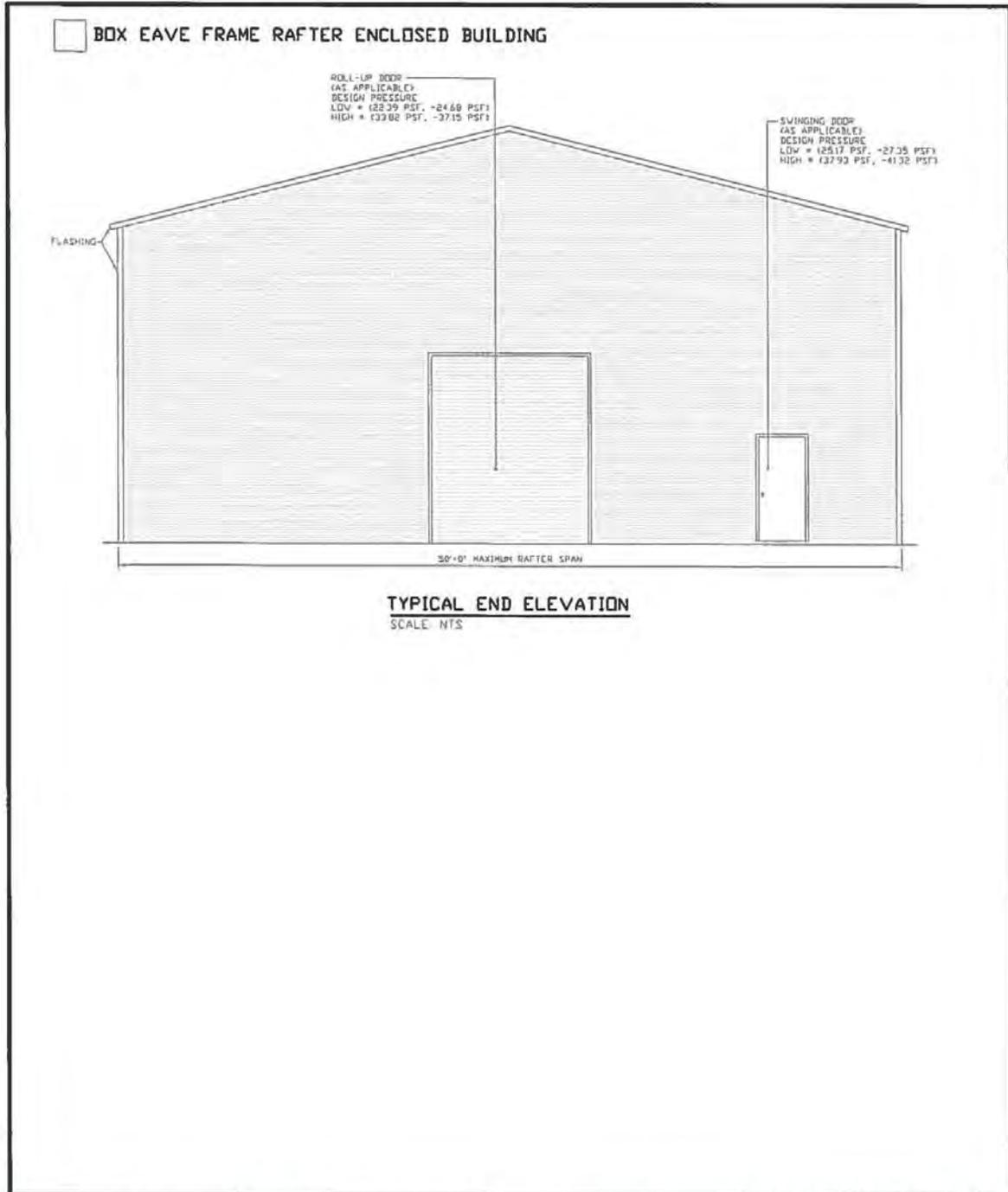
DONE THIS 1ST DAY OF DECEMBER 2020, BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF BRANSON, MISSOURI.

Clark Harris - Chairperson

ATTEST:

Joel Hornickel - Director of Planning and Development

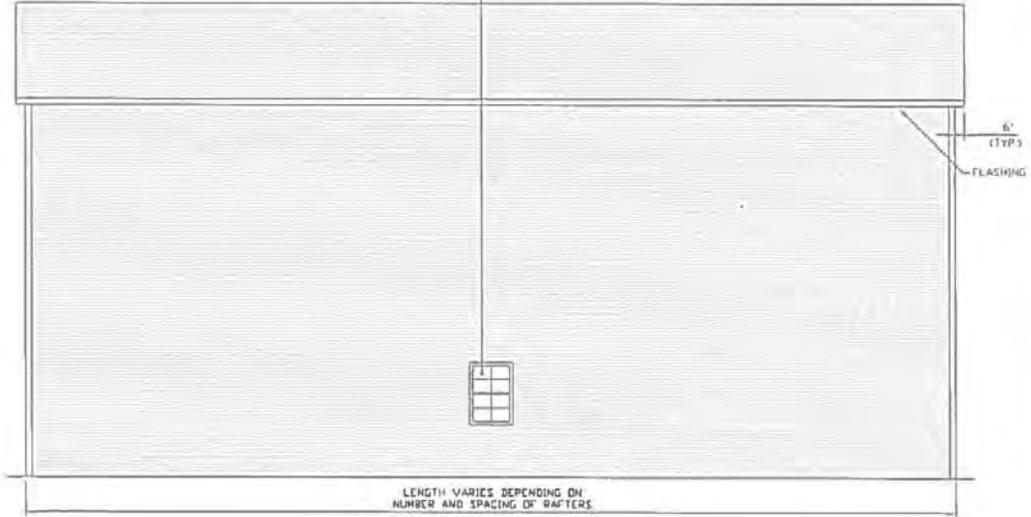
EXHIBIT 'A'



MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.	DRAWN BY: AST	CAROLINA CARPORTS, INC. 187 CARDINAL RIDGE TRAIL DOBSON, NC 27017 50'-0" x 20'-0" ENCLOSED STRUCTURE		
	CHECKED BY: PDM			
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	CLIENT: CCI	SHT. 4A	DWG. NO: SK-3	REV: 2

BOX EAVE FRAME RAFTER ENCLOSED BUILDING

WINDOW (AS APPLICABLE)
 DESIGN PRESSURE
 LOW = (26.38 PSF, -35.81 PSF)
 HIGH = (39.73 PSF, -49.35 PSF)



TYPICAL SIDE ELEVATION
 SCALE: NTS

MOORE AND ASSOCIATES
 ENGINEERING AND CONSULTING, INC.

DRAWN BY: AST

CHECKED BY: PDM

PROJECT MGR: VSM

CLIENT: CCI

CAROLINA CARPORTS, INC.
 187 CARDINAL RIDGE TRAIL
 DOBSON, NC 27017
 50'-0" x 20'-0" ENCLOSED STRUCTURE

DATE: 5-14-18

SCALE: NTS

JOB: NO. 161375/181115

SHT. 4

DWG. NO. SK-3

REV: 2

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PLANNING COMMISSION

December 1, 2020

ROLL CALL

PUBLIC COMMENTS

REGULAR AGENDA ITEMS

1) Approve Minutes

(a) Planning Commission Regular Meeting

(November 3, 2020)

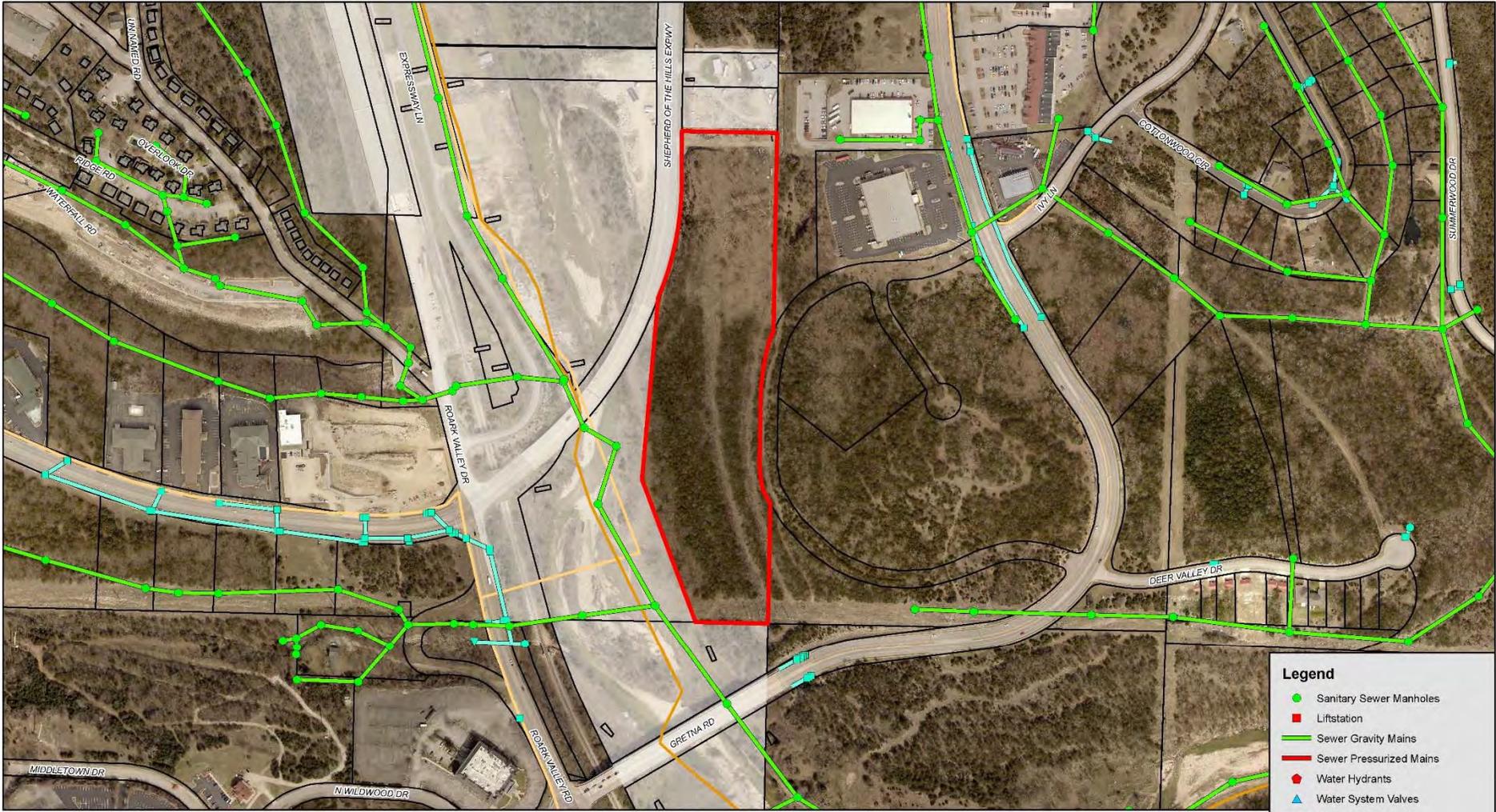
OLD BUSINESS

2) ZONING CHANGE

1901 SHEPHERD OF THE HILLS EXPRESSWAY

- Applicant: Richard A. Patterson (Equity Trust Company)
- Current Zoning: Planned Development (PD)
- Applicant's Request: Mixed-Use (MU) zoning





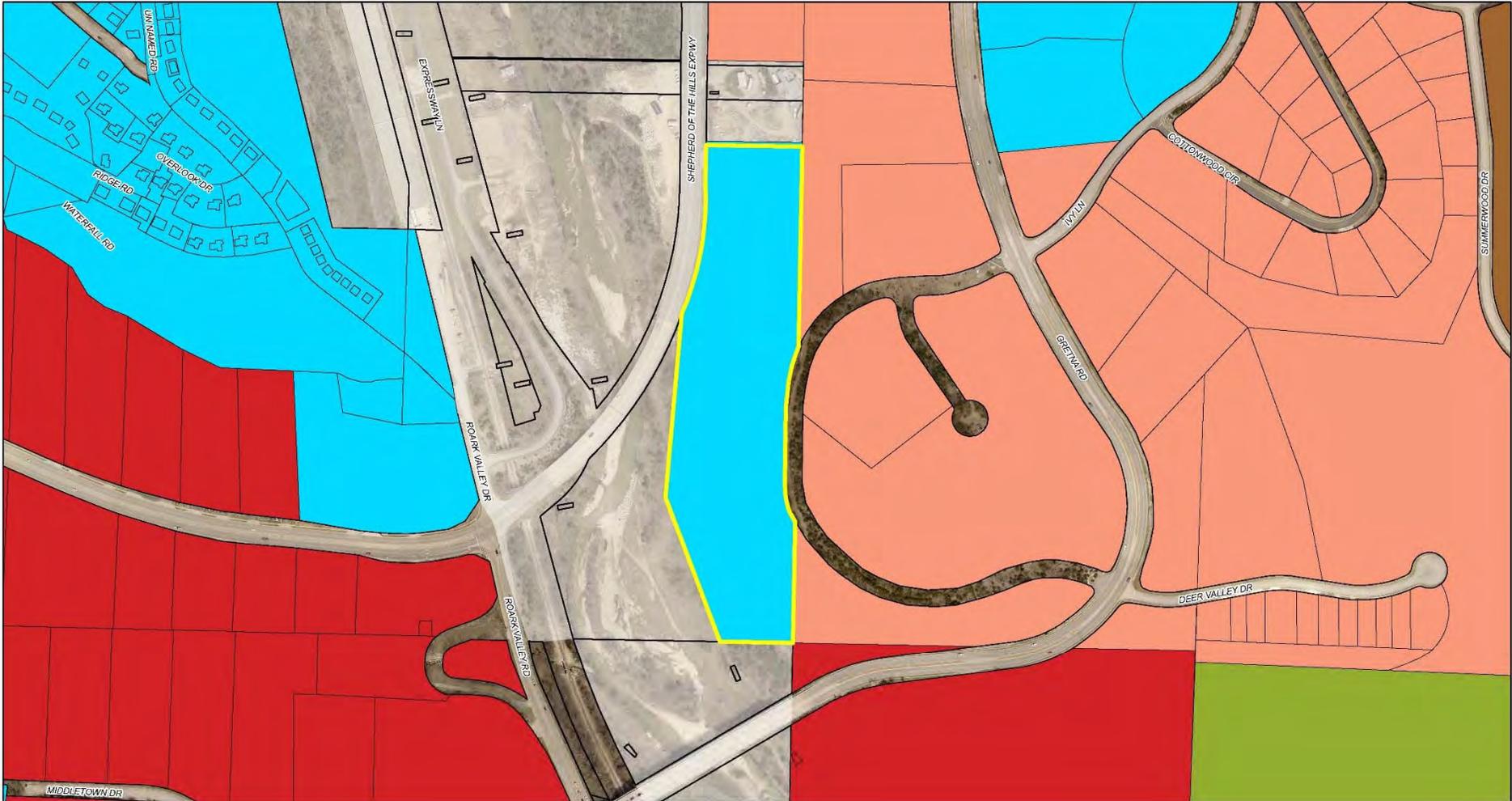
Legend	
●	Sanitary Sewer Manholes
■	Liftstation
—	Sewer Gravity Mains
—	Sewer Pressurized Mains
◆	Water Hydrants
▲	Water System Valves
—	Water Mains
■	STORM INLET STRUCTURES
▼	STORM INTAKE STRUCTURES
●	STORM OUTFALL STRUCTURES
—	STORM_SEWER_PIPE
—	DISTRIBUTION
—	TRANSMISSION

1901 Shepherd of the Hills Expy



1 inch = 300 feet

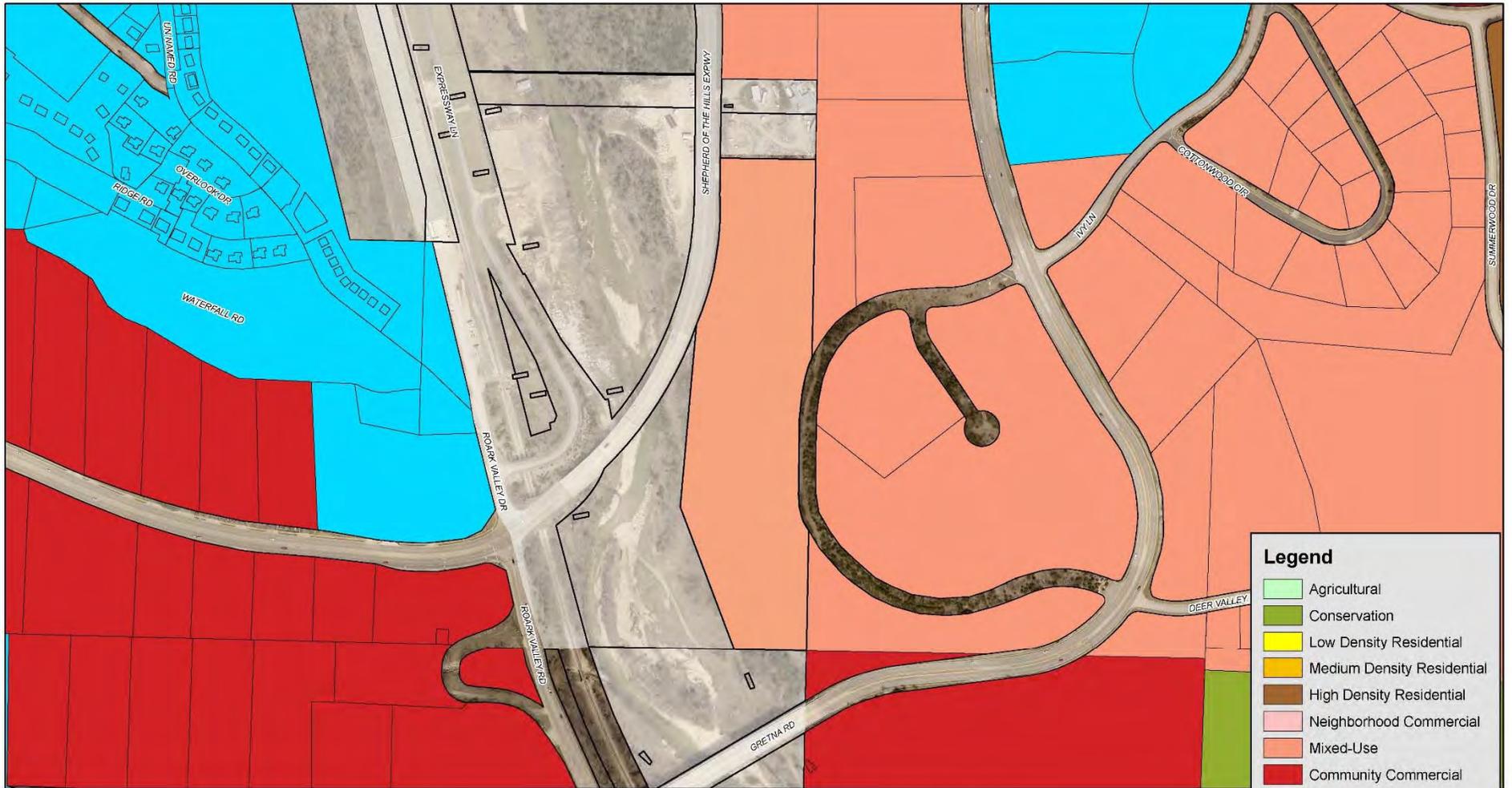
City of Branson
 Planning & Development
 Date: 10/28/2020



1901 Shepherd of the Hills Expy

N
 1 inch = 300 feet
 City of Branson
 Planning & Development
 Date: 10/28/2020

- | | | | |
|----------------------------|--------------------------|---------------|---------------------|
| Agricultural | High Density Residential | Downtown | Planned Development |
| Conservation | Neighborhood Commercial | Entertainment | Unzoned |
| Low Density Residential | Mixed-Use | Business | |
| Medium Density Residential | Community Commercial | Industrial | |

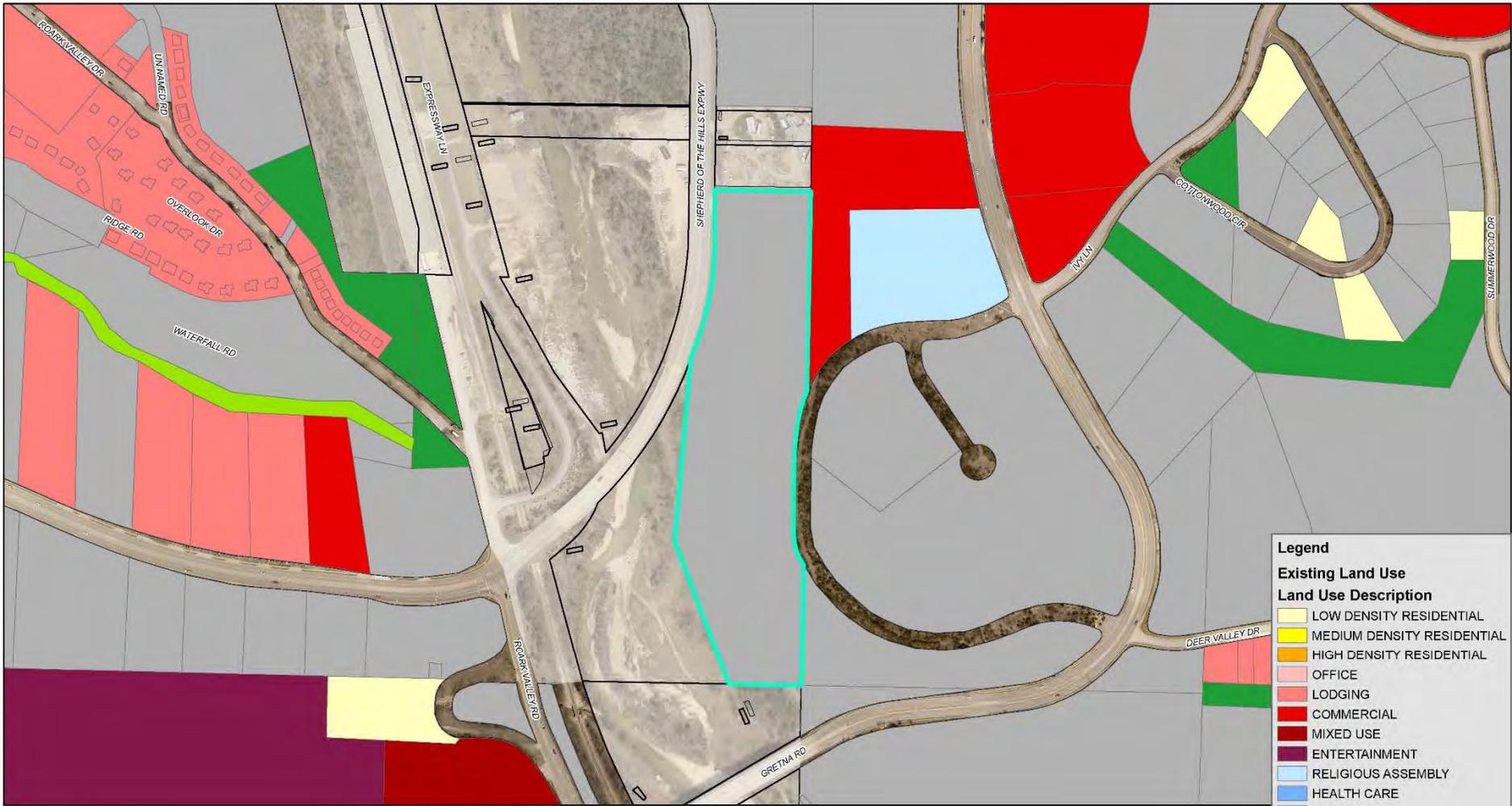


Legend

■	Agricultural
■	Conservation
■	Low Density Residential
■	Medium Density Residential
■	High Density Residential
■	Neighborhood Commercial
■	Mixed-Use
■	Community Commercial
■	Downtown
■	Entertainment
■	Business
■	Industrial
■	Planned Development
■	Unzoned

1901 Shepherd of the Hills Expy

N
 1 inch = 300 feet
 City of Branson
 Planning & Development
 Date: 10/28/2020



Legend

Existing Land Use

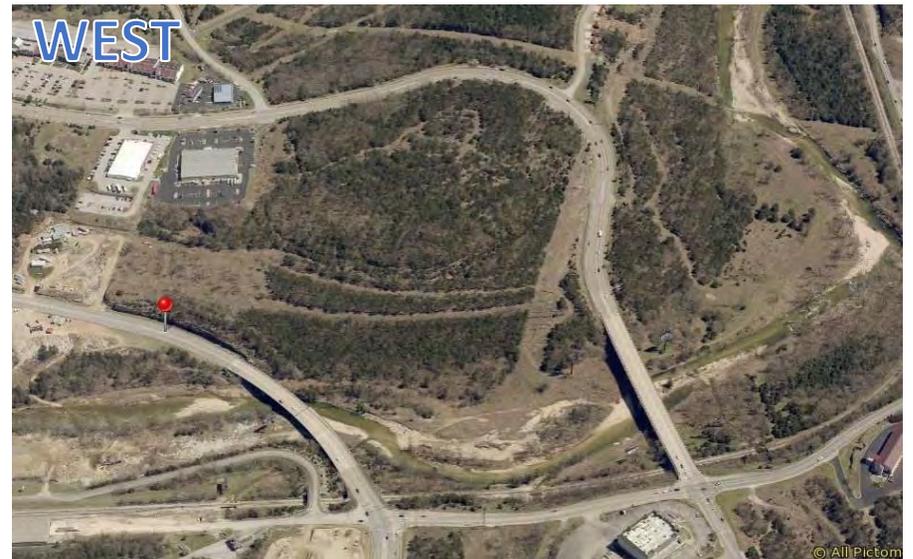
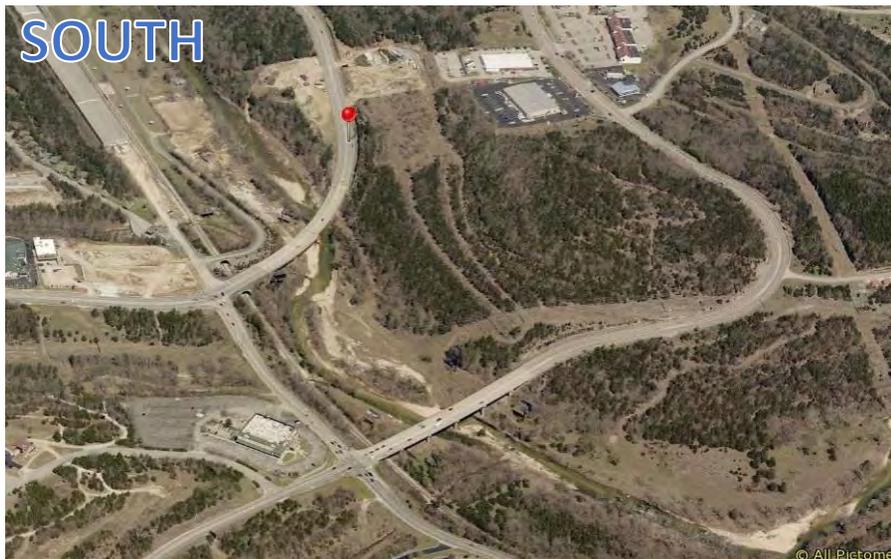
Land Use Description

Light Yellow	LOW DENSITY RESIDENTIAL
Yellow	MEDIUM DENSITY RESIDENTIAL
Orange	HIGH DENSITY RESIDENTIAL
Light Pink	OFFICE
Red	LODGING
Dark Red	COMMERCIAL
Dark Purple	MIXED USE
Dark Purple	ENTERTAINMENT
Light Blue	RELIGIOUS ASSEMBLY
Blue	HEALTH CARE
Blue	INSTITUTIONAL
Dark Purple	INDUSTRIAL
Green	RECREATION
Green	OPEN SPACE
Light Green	AGRICULTURAL
Grey	UTILITIES
Grey	VACANT
Grey	TANEY COUNTY

1901 Shepherd of the Hills Expwy

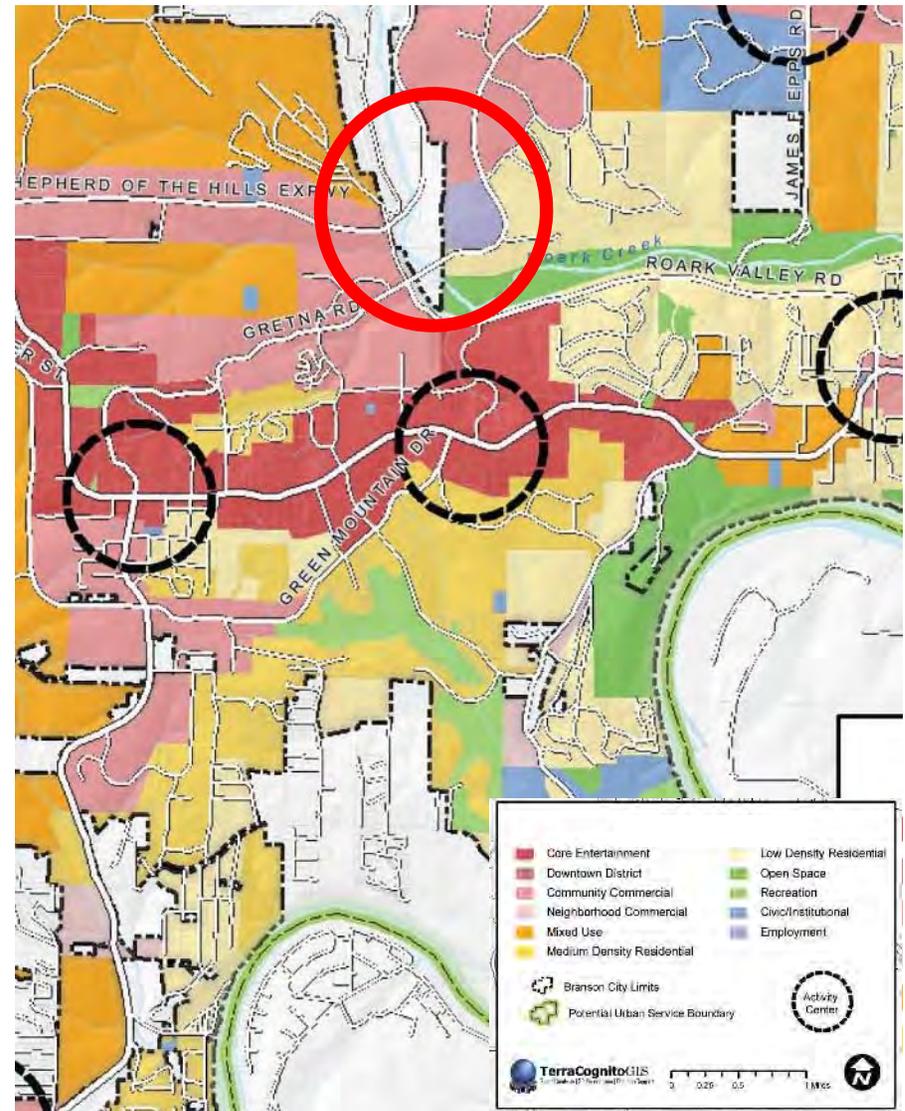
N
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 City of Branson
 Planning & Development
 Date: 10/28/2020

2) ZONING CHANGE



2) ZONING CHANGE

- Branson View Cabins PD
 - Approved per Ord No. 2011-055
 - Current uses (14.02 acres):
 - Nightly rental cabins (38)
 - Clubhouse
 - Future buyer
 - Allow for greater development options and flexibility
 - Community Plan 2030's Preferred Land Use Plan (Fig. 10)
 - Not shown, but adjacent to Community Commercial (CC), Employment and Low Density Residential (LDR)



2) ZONING CHANGE

STAFF RECOMMENDS APPROVAL

3) SPECIAL USE PERMIT

223 ELIZABETH DRIVE

- Applicant: Stephen F. & Linda Robertson
- Current Zoning: Low Density Residential (LDR)
- Applicant's Request: Construct an accessory structure





223 Elizabeth Dr

- Legend**
- Sanitary Sewer Manholes
 - Liftstation
 - Sewer Gravity Mains
 - Sewer Pressurized Mains
 - Water Hydrants
 - ▲ Water System Valves
 - Water Mains
 - STORM INLET STRUCTURES
 - ▼ STORM INTAKE STRUCTURES
 - ▲ STORM OUTFALL STRUCTURES
 - STORM_SEWER_PIPE
 - DISTRIBUTION
 - TRANSMISSION

N

1 inch = 100 feet

City of Branson
 Planning & Development
 Date: 11/4/2020



223 Elizabeth Dr



1 inch = 100 feet

City of Branson
 Planning & Development
 Date: 11/4/2020

 Agricultural	 High Density Residential	 Downtown	 Planned Development
 Conservation	 Neighborhood Commercial	 Entertainment	 Unzoned
 Low Density Residential	 Mixed-Use	 Business	
 Medium Density Residential	 Community Commercial	 Industrial	



Legend

Existing Land Use

Land Use Description

Yellow	LOW DENSITY RESIDENTIAL
Orange	MEDIUM DENSITY RESIDENTIAL
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Light Pink	OFFICE
Red-Orange	LODGING
Red	COMMERCIAL
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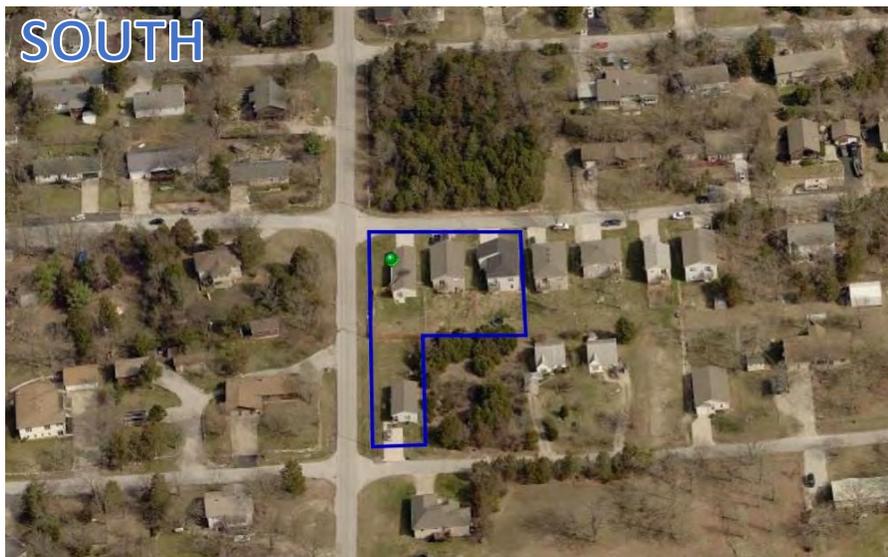
223 Elizabeth Dr



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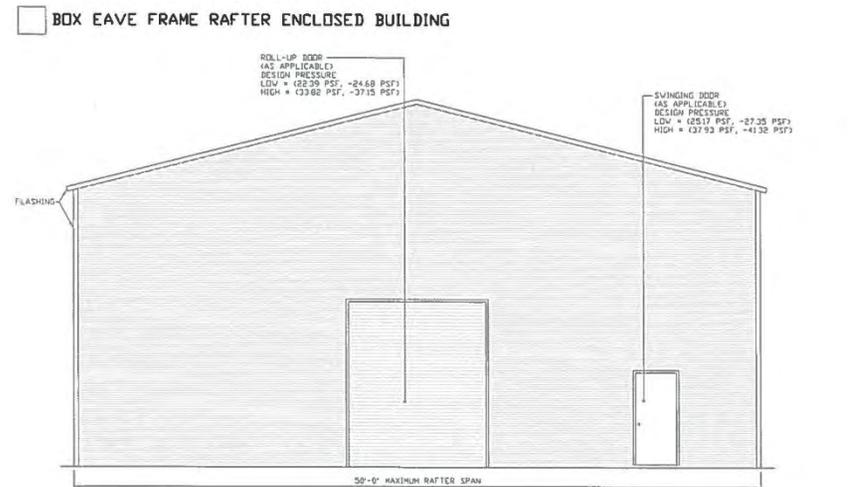
City of Branson
 Planning & Development
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3) SPECIAL USE PERMIT



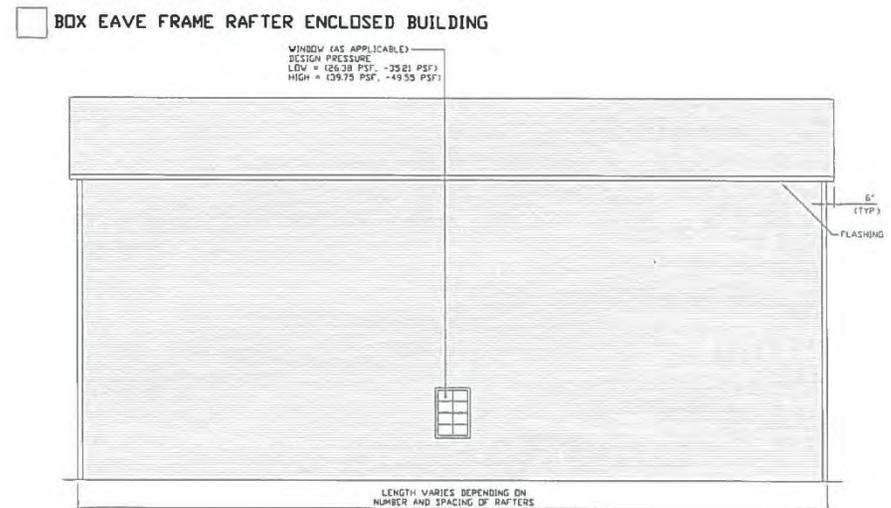
3) SPECIAL USE PERMIT

- Construct a detached storage shed/garage
 - 42' x 44' (1,848 SF)
 - Located to the rear (south) of existing residential structure
 - Walls and roof: galvanized steel with an evergreen powder coat finish
 - Accessible from Plaza Drive
 - Provide storage for boat and other miscellaneous items



TYPICAL END ELEVATION

SCALE: NTS



TYPICAL SIDE ELEVATION

SCALE: NTS

3) SPECIAL USE PERMIT

STAFF RECOMMENDS APPROVAL BASED ON THE FOLLOWING CONDITIONS:

- 1) The request for a Minor Subdivision Plat submitted on November 2, 2020 to combine Table Rock Townsite Lots 11 and 14A of Block 7 shall be approved by the City and recorded with Taney County; and,
- 2) New structures shall require submittal of individual construction plans and specifications to the City for review and approval prior to any actual construction; and,
- 3) All construction and activities covered by the Special Use Permit shall conform to all Codes and Ordinances of the City; and,

3) SPECIAL USE PERMIT

STAFF RECOMMENDS APPROVAL BASED ON THE FOLLOWING CONDITIONS (cont):

- 4) If all conditions of this Resolution authorizing the issuance of this Special Use Permit are not acted upon on or before January 1, 2022, this Special Use Permit shall be null and void.

COMMISSIONER & STAFF REPORTS

ADJOURNMENT

