



STAFF REPORT

Planning Commission

AN ORDINANCE APPROVING A ZONING CHANGE FROM AGRICULTURAL TO HIGH DENSITY RESIDENTIAL FOR A PORTION OF THE PROPERTY LOCATED AT 598 ANIMAL SAFARI ROAD, BRANSON, MISSOURI 65616.

FIRST READING: MARCH 25, 2025

FINAL READING: APRIL 22, 2025

Initiated By: Planning and Development

Approved By: *Cathy Stepp*

Financial Impact: No Impact/Not Applicable

Community Plan 2030: LU-3: Infill & Redevelopment

FACTS:

File Number: ZO25-000001

File Name: Multi-Family Development

Applicant: Olsson General Civil

Property Owner: See Exhibits

Location: A portion of 598 Animal Safari Rd.

Current Zoning: Agricultural (A)

Proposed Zoning: High Density Residential (HDR)

Community Plan 2030 Future Land Use Designation: Mixed Use

Surrounding Zoning:

North: N/E- Low Density Residential (LDR), N/Central- Taney County, N/W Community Commercial (CC)

South: Agricultural (A)

East: Planned Development (PD)

West: Agricultural (A) & Taney County

Request: The applicant requests to rezone approximately 34.93 acres from Agriculture (A) to High Density Residential (HDR), with the intent to develop an apartment complex.

Existing Conditions: The subject property is currently an undeveloped parcel located just west of Green Mountain Drive, accessed from Preserve Drive. The property is bordered to the northeast with single-family homes, undeveloped land to the north (Taney County), commercial-undeveloped land to the northwest, and undeveloped agriculture land to the south. The existing Preserve apartments (planned development district) lie just to the east.

Community Plan 2030: The Community Plan 2030 Future Land Use map designates this area as a

Mixed-use area. Mixed-use areas in the 2030 Plan are intended to provide a built environment that facilitates the ability to live, work, and recreate in one area. They are zones where there is a vertical and horizontal mixture of residential use that operates as a commercial business (lodging); therefore, it's categorized as mixed-use.

Mixed-use developments should contain convenient pedestrian circulation networks and access to the city's open space system. Buildings and developments should have a mix of uses, which are mutually supportive and integrated into the community. Vertically mixed-use buildings should accommodate active public uses such as commercial, retail and restaurants at the street level and residential or office spaces on the upper floors.

The 2030 Community Plan (approved in 2012) does not include high density residential areas, however our definition of high density residential within Chapter 94, Section 94-40 of Branson Municipal Code states the following:

The High Density Residential District is the most dense and intense of the city's residential zoning districts, generally consisting of densities of greater than 12 units per acre. High Density Districts feature a carefully integrated mixture of housing of various styles, sizes and densities, but are oriented more toward attached multi-family development than detached single-family units. Limited commercial, service and community uses are also permitted. High Density Residential Districts should be located in close proximity to commercial or employment zoning districts, and connected with a street network, transit, pedestrian and bicycle facilities that link residents to employment and activity centers. New High Density Residential development projects should include design review to ensure that these projects adequately serve resident needs, provide desired amenities and support the city's high quality of life.

Although the 2030 Community Plan does not include high density residential areas, this use would be compatible with the mixed use district.

Platting: The subject property proposed to be rezoned is a portion of Lot 2, Old Wilderness Safari and a small portion of an un-platted parcel located to the west. Staff included a condition of approval of the rezoning that requires the property to be re-platted into one lot so the proposed HDR zoning will be contained within one parcel rather than a portion of a lot and parcel. The platting process will require a preliminary and final plat and the rezoning should not be enacted until the final plat has been approved and recorded with Taney County Recorder of Deeds.

DETAILED ANALYSIS:

The proposed rezone request to HDR will allow for the future apartment development which is compatible with the existing Preserve apartments to the east. The surrounding area has a mixture of zoning districts including LDR, CC, PD, and A. A planned development zoning district was discussed, however the existing PD to the east is under separate ownership and there wasn't a desire to create a PD district strictly for an apartment development. Planned developments are typically created when there is a desire for a more flexible allowance of development standards and a diverse mix of land uses. This development will strictly be apartments which are most compatible within the HDR zoning district.

Staff recommends approval of the rezone request with the condition that the resolution and ordinance shall not be enacted until the final subdivision plat has been approved and recorded with Taney County Recorder of Deeds.

STAFF RECOMMENDATION:

The proposed rezone request to HDR will allow for the future apartment development which is compatible with the existing Preserve apartments to the east. The surrounding area has a mixture of zoning districts including LDR, CC, PD, and A. A planned development zoning district was discussed, however the existing PD to the east is under separate ownership and there wasn't a desire to create a PD district strictly for an apartment development. Planned developments are typically created when there is a desire for a more flexible allowance of development standards and a diverse mix of land uses. This development will strictly be apartments which are most compatible within the HDR zoning district.

Staff recommends approval of the rezone request with the condition that the resolution and ordinance shall not be enacted until the final subdivision plat has been approved and recorded with Taney County Recorder of Deeds.

PLANNING COMMISSION RECOMMENDATION:

The proposed rezone request, for a portion of property located at 598 Animal Safari Road, was recommended for approval by the Planning Commission on March 4, 2025 by Resolution No. ZO25-01 (Exhibit 2), with a unanimous vote of 8-0.

BACKUP DOCUMENTATION:

Staff Report Exhibit 1- Zoning Application

Staff Report Exhibit 2- Neighborhood Notice Postcard and Legal Notification

Staff Report Exhibit 3- Community Plan 2030 Preferred Land Use

Staff Report Exhibit 4- Vicinity Maps

Staff Report Exhibit 5- Rezone Exhibit

Staff Report Exhibit 6- Conceptual Plan