



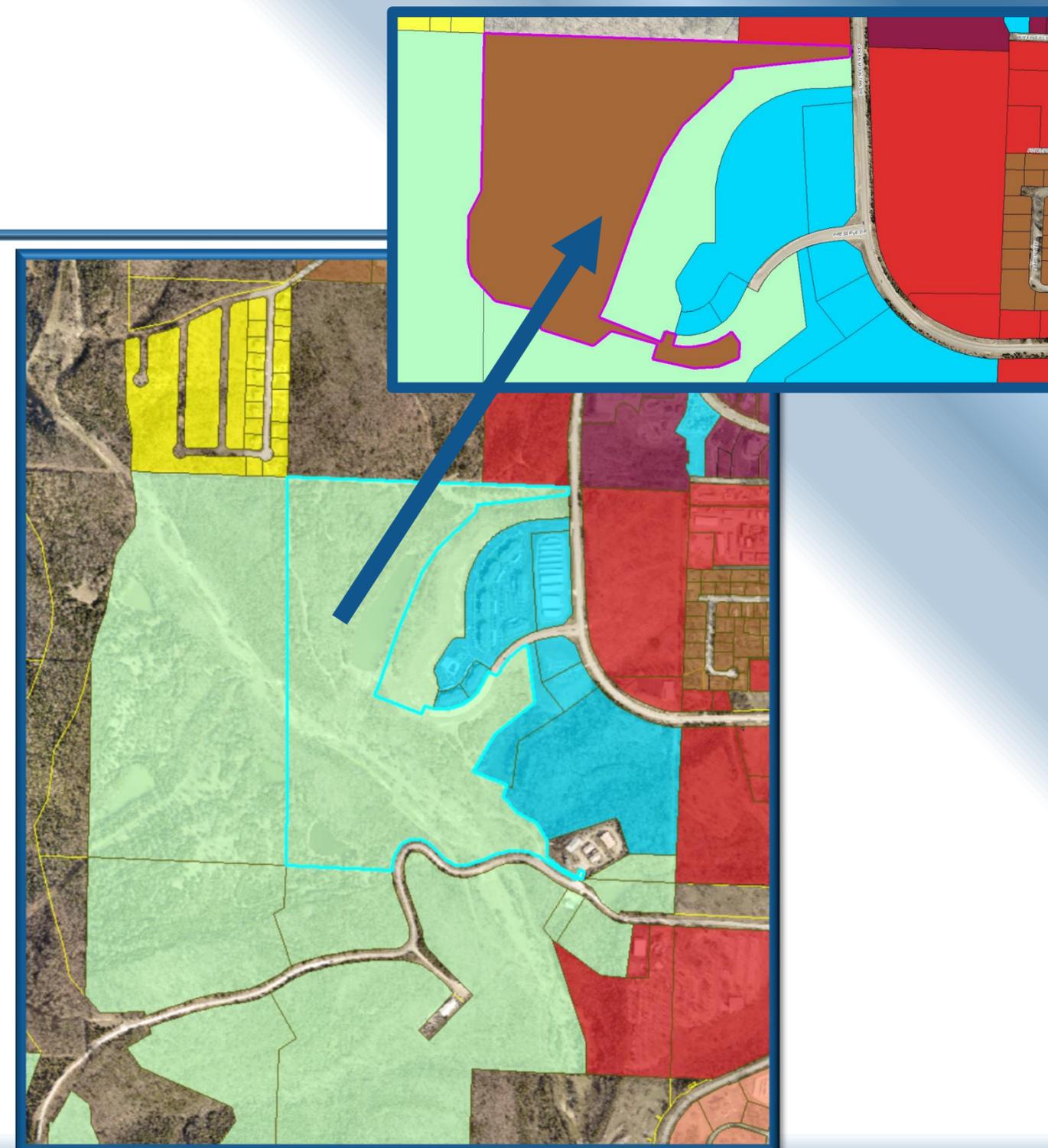
Public Hearing

Z025-01

REQUEST FOR ZONING CHANGE FROM
AGRICULTURAL TO HIGH DENSITY
RESIDENTIAL FOR A PORTION OF THE
PROPERTY LOCATED AT 598 ANIMAL
SAFARI RD, BRANSON, MO 65616.

*For the full version of the proposed ordinance, please refer
to:*

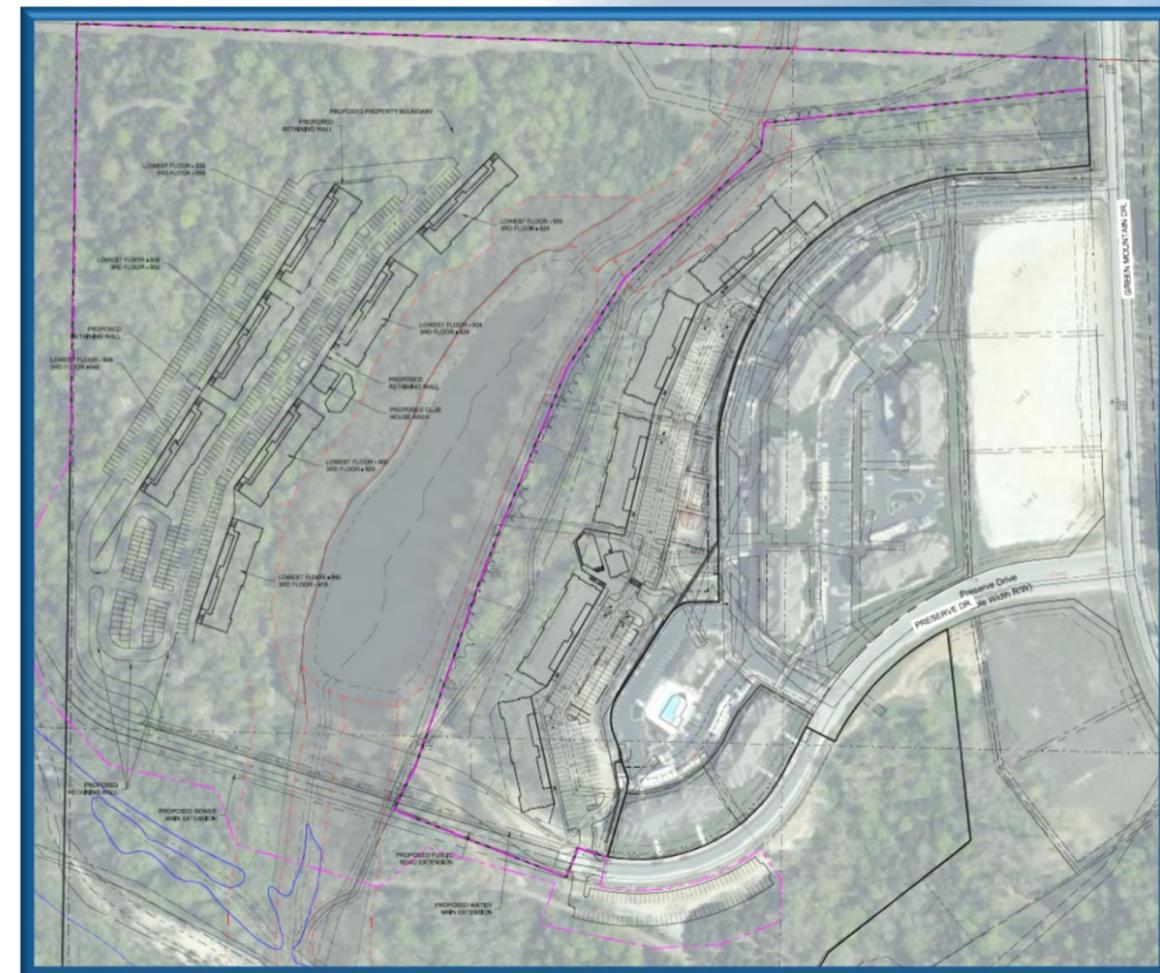
<https://www.bransonmo.gov/830/Agendas-Minutes>



Zoning Change Request

598 Animal Safari Rd.

- **Applicant/Owner:** Olsson – Engineering – Ricky Haas
- **Application No:** Z025-000001
- **Current Zoning:** Agricultural
- **Applicant's Request:** Rezone approximately 34 acres to High Density Residential with the intent to develop an apartment complex.



Zoning Change



Inch = 247 feet

Sec. 94-7. – Changes in Zoning Districts

a) General Procedure.

- 1) Changes in the zoning district of a tract or parcel of land located in the city shall be made by ordinance by the board upon recommendation by the planning commission after notice and hearing as provided by law. Every such ordinance shall legally describe the particular tract or parcel of land, and the change being made in its zoning district. Each ordinance may contain more than one change of zoning.
- 2) Upon the adoption by the board of an ordinance change of the district of any tract or parcel of land, the planning commission shall cause the change to be made on the official zoning map so that the map shall at all times reflect current zoning district of any tract or parcel of land in the city.



Legal Advertisement

PUBLIC HEARING NOTICE: Planning Commission

This is a notice regarding a public hearing to consider a request for a zoning change for a portion of 598 Animal Safari Rd, pertaining to application #ZO25-000001.

This notice is required to be sent to property owners within 185 feet of the subject properties (outlined in Green).

Following the Planning Commission's consideration of this request, this item will appear for public hearing and first reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 pm, or as soon as it may be called at City Hall Council Chambers.



Email questions and comments to:

nashmore@bransonmo.gov

Phone: 417-337-8544

Public Hearing

**March 4,
2025
6:00 pm**

City of Branson
City Hall
110 W. Maddux St.
Branson, Missouri
(Council Chambers)

Planning Commission
agenda is available at:
www.branstonmo.gov/830/Agendas-Minutes

Public comments can
be made during the
meeting.

**Branson
Tri-Lakes News**
Saturday Edition
02/15/25

Legals

NOTICE OF PUBLIC HEARING

Request for a Zoning Change from Agricultural to High Density Residential

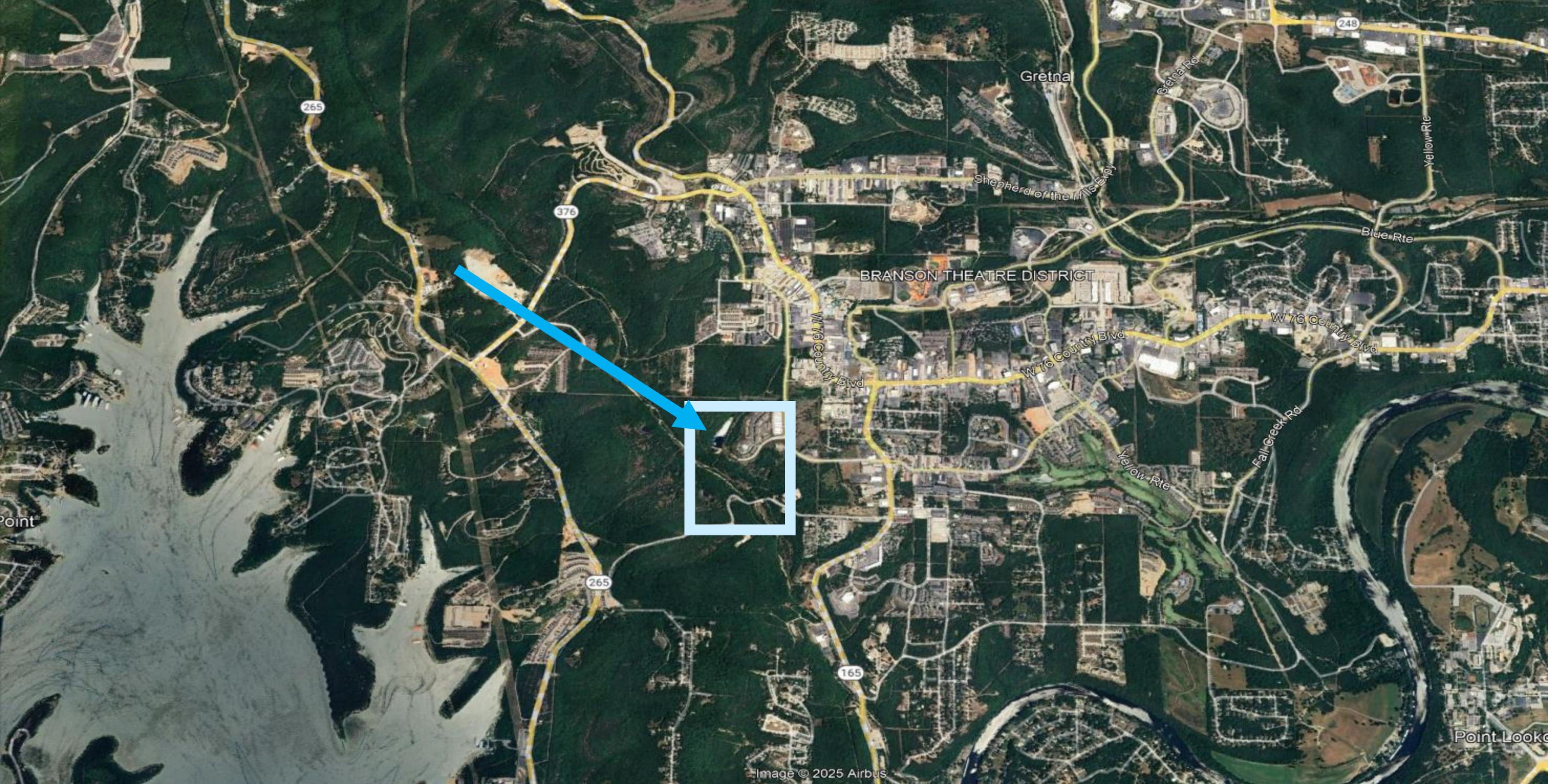
NOTICE is given that a public hearing will be held by the Planning Commission of the City of Branson at 6:00 pm on Tuesday, Mar 04, 2025, concerning Permit No. ZO25-000001, a request for a zoning change from Agricultural to High Density Residential for the property generally located west of Green Mountain Drive and North of Animal Safari Road, and legally described as follows:

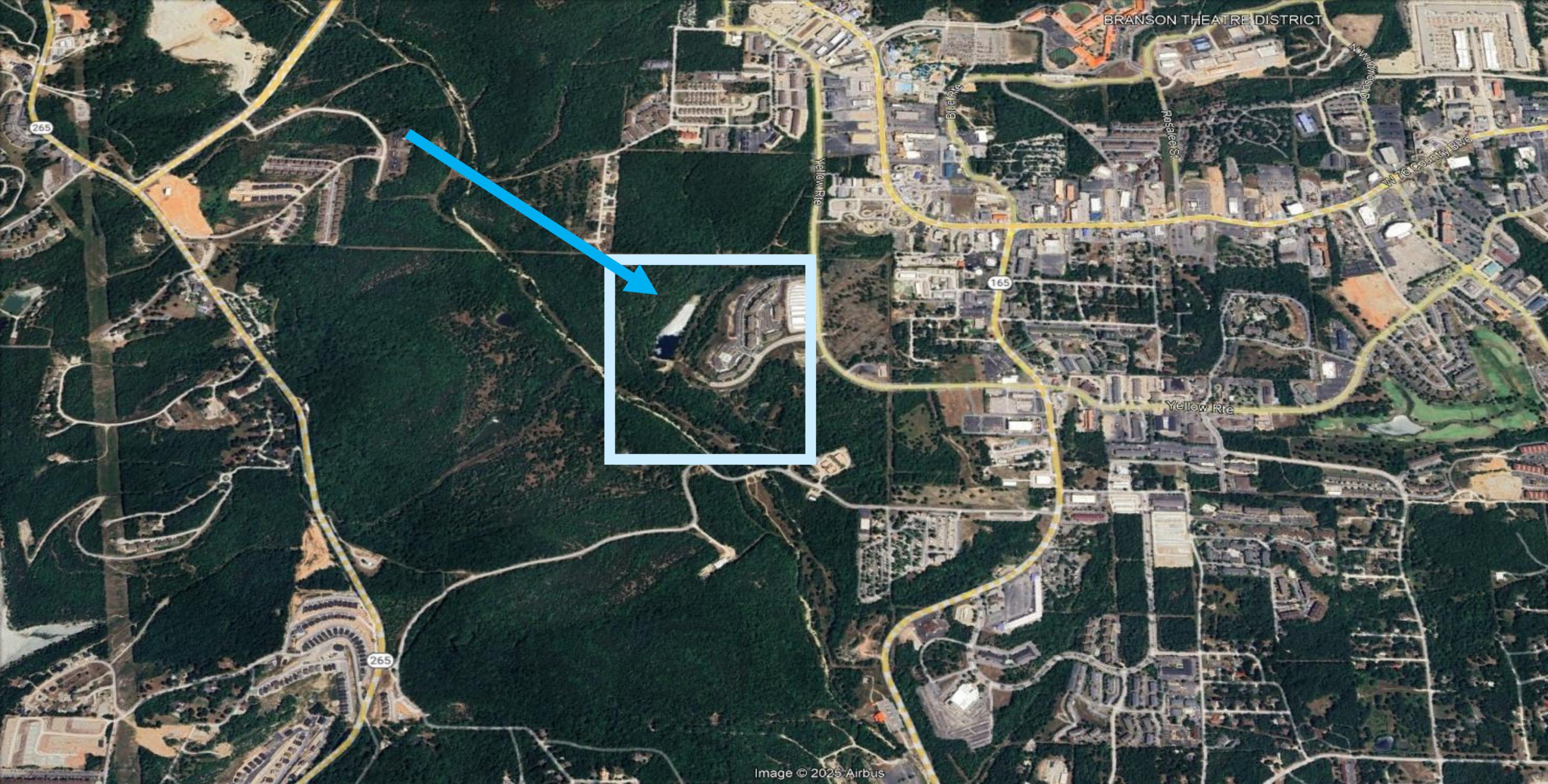
A parcel of land being a part of Lot 2 of Old Wilderness Safari, a Minor Subdivision recorded in Plat Book M at Page 174, being a part of the Southwest Quarter (SW¼) of Section 2 and a part of the East One-Half (E½) of the Southeast Quarter (SE¼) of Section 3, Township 22 North, Range 22 West, in the City of Branson, Taney County, Missouri, being a part of the tracts of land recorded in Book 320 at Page 8884, Book 369 at Page 5975, Book 391 at Page 9126, and Book 2007 at Page 67997, described by David D. Drumm, PLS 2007017958 of Olsson, Inc., on December 30, 2024, more particularly described as follows:

1) S84°04'59"W, a distance of 393.02 feet; 2) S83°52'31"W, a distance of 217.00 feet; 3) S06°43'29"W, a distance of 50.67 feet; 4) S46°45'56"W, a distance of 352.42 feet; 5) S32°47'51"W, a distance of 197.89 feet; 6) S22°37'52"W, a distance of 398.81 feet; 7) S19°12'59"W, a distance of 400.38 feet; 8) S26°55'07"W, a distance of 90.85 feet; 9) S68°37'34"E, a distance of 348.86 feet; 10) N21°23'17"E, a distance of 60.00 feet; 11) along a non-tangent curve to the left, having a radius of 310.00 feet, an arc length of 57.42 feet, a central angle of 10°36'43" and a chord distance of 57.33 feet which bears S73°55'04"E; thence S16°38'50"W, leaving said South line of Lot 1, a distance of 60.26 feet to a point on the South line of an existing right-of-way easement recorded in Book 2019 at Page 6009, being the point of curvature of a non-tangent curve to the left, having a radius of 370.00 feet, an arc length of 321.11 feet, a central angle of 49°43'32" and a chord distance of 311.13 feet which bears N76°52'05"E; thence S36°02'54"E, leaving the South line of said right-of-way, a distance of 69.48 feet; thence S01°50'56"W, a distance of 81.35 feet; thence S68°13'20"W, a distance of 117.37 feet; thence S86°22'52"W, a distance of 126.03 feet; thence N77°57'47"W, a distance of 218.41 feet; thence N17°06'56"E, a distance of 83.06 feet; thence N74°10'04"W, a distance of 247.13 feet; thence S50°47'19"W, a distance of 119.35 feet; thence N73°01'20"W, a distance of 280.37 feet; thence N19°43'31"W, a distance of 109.71 feet; thence N77°24'18"W, a distance of 207.41 feet; thence N42°49'57"W, a distance of 178.30 feet; thence N16°36'19"W, a distance of 76.12 feet; thence N00°54'54"E, a distance of 238.23 feet; thence N27°21'06"E, a distance of 146.02 feet to a point on the West line of said Lot 2; thence N00°55'33"E, a distance of 815.76 feet to the POINT OF BEGINNING.

Containing 34.933 acres, more or less, and subject to any rights-of-way, easements and restrictions of record.

This meeting will be held at City Hall in Branson and virtually on the City website at <http://bransonmo.gov/lives-tream>. Public Comments on this request will be heard at the scheduled meeting. Petitions may be filed with the Planning and Development Department prior to the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission recommends denial and the City chooses to proceed with the request, then this item will appear for a Public Hearing and First Reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 P.M., or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddux, Branson MO 65616.



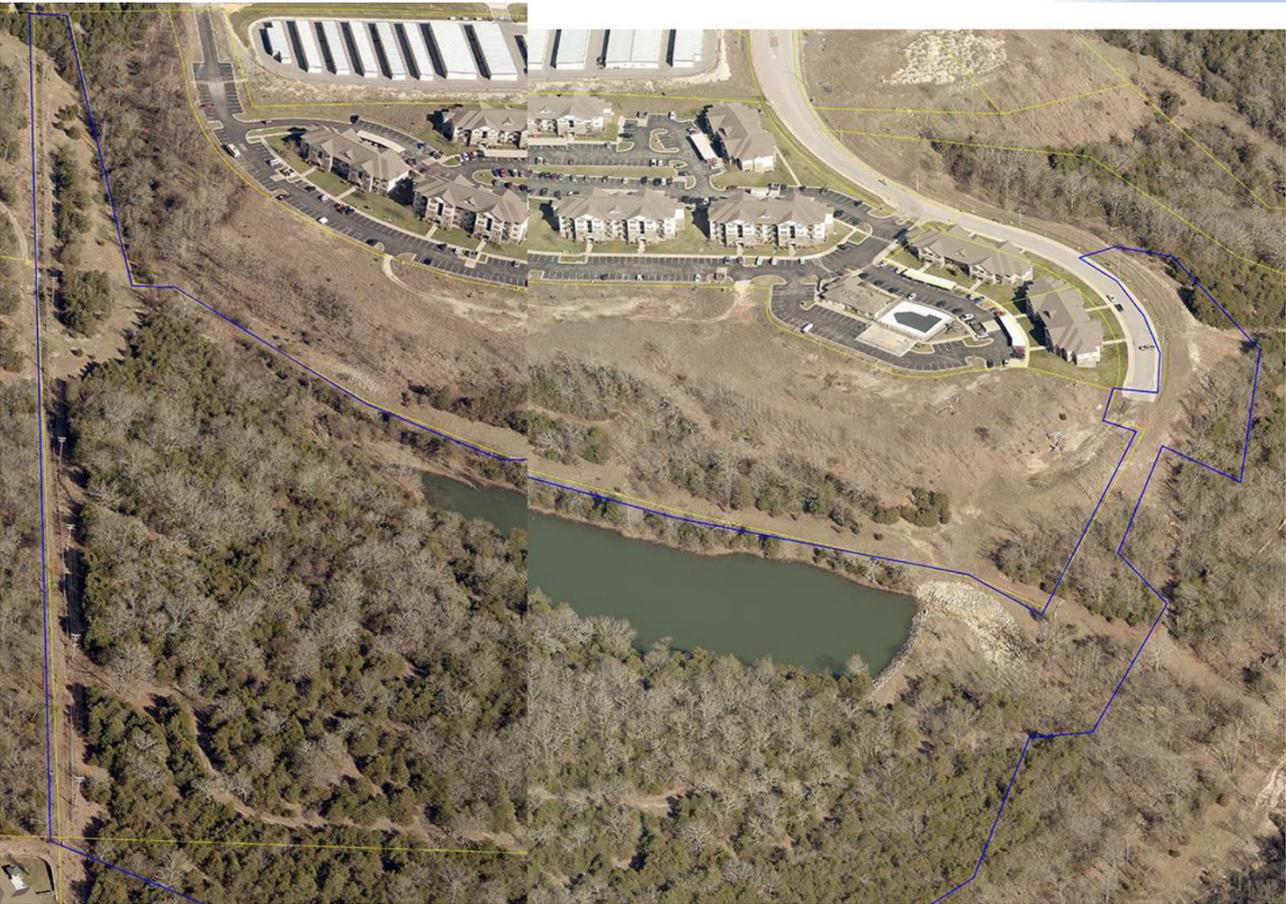


Orthometric Views

NORTH



WEST



Orthometric Views

SOUTH



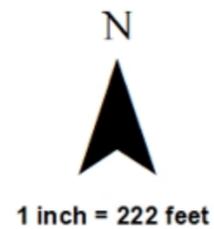
EAST



Existing Land Use



2/24/2025

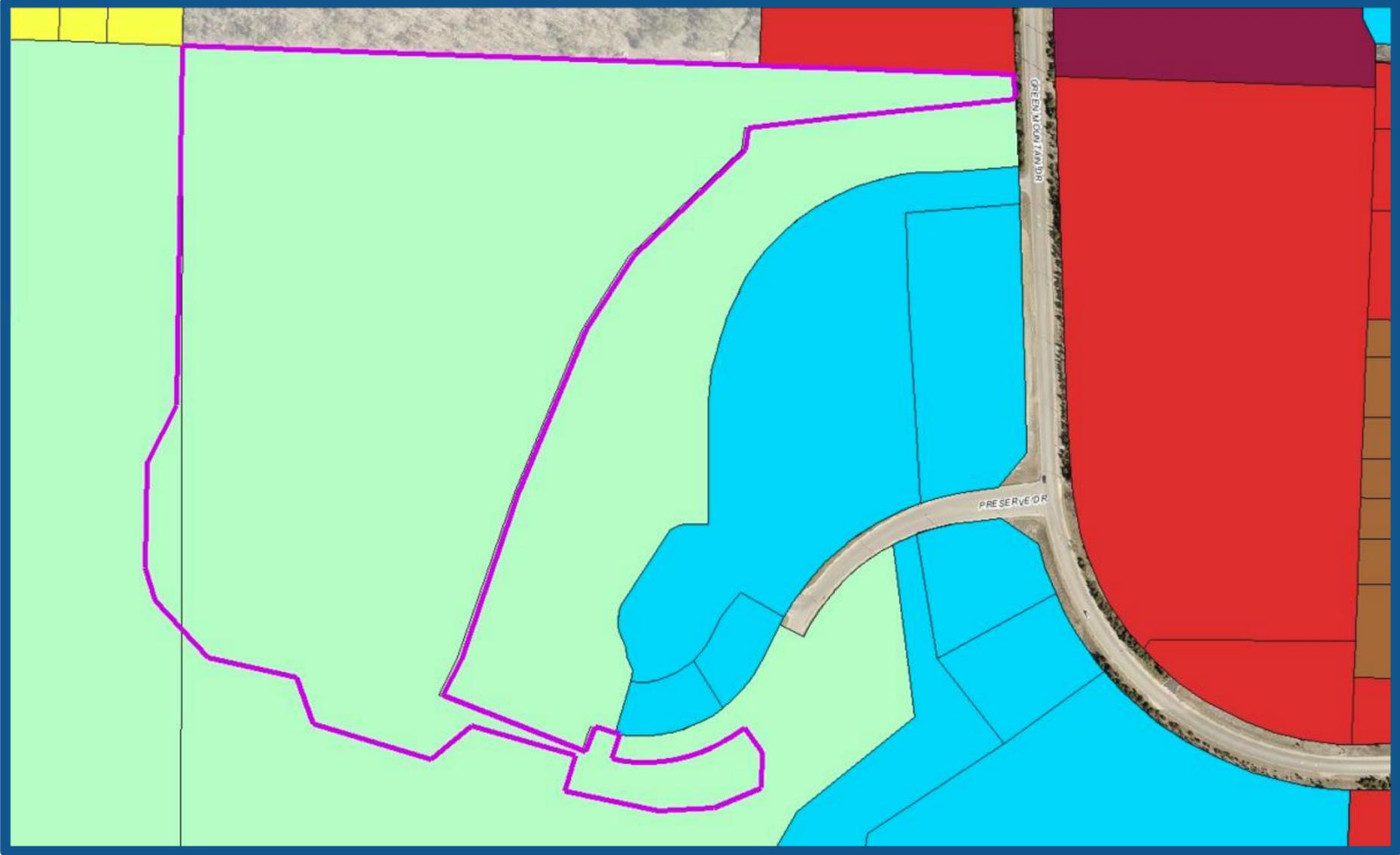


Current Zoning

Legend

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

2/24/2025

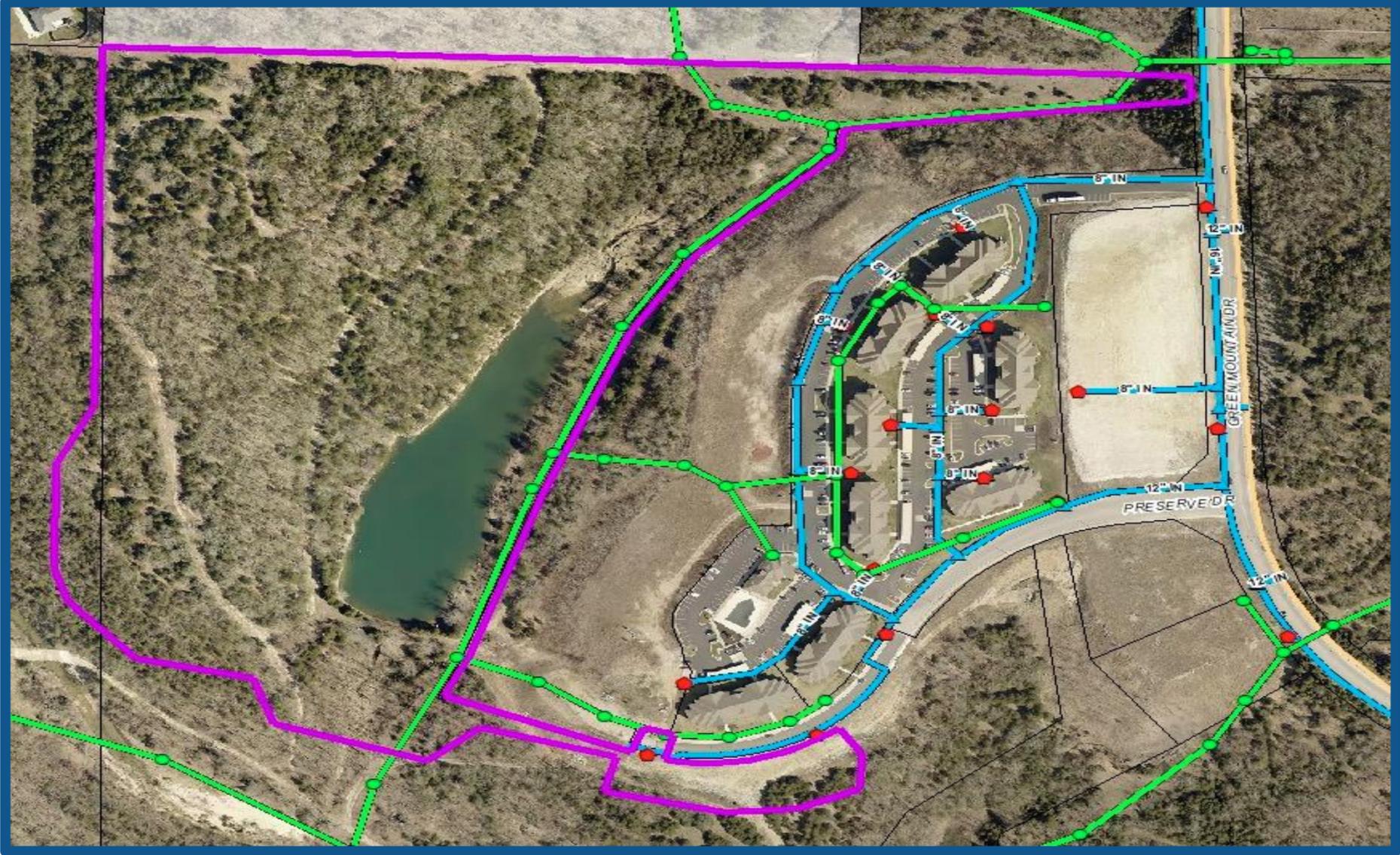


N
 1 inch = 224 feet

Aerial with Utilities

Legend

- SUBJECT PROPERTY
- Sanitary Sewer Manholes
- Liftstation
- Sewer Gravity Mains
- Sewer Pressurized Mains
- Water Hydrants
- Water System Valves
- Water Mains
- DISTRIBUTION
- TRANSMISSION



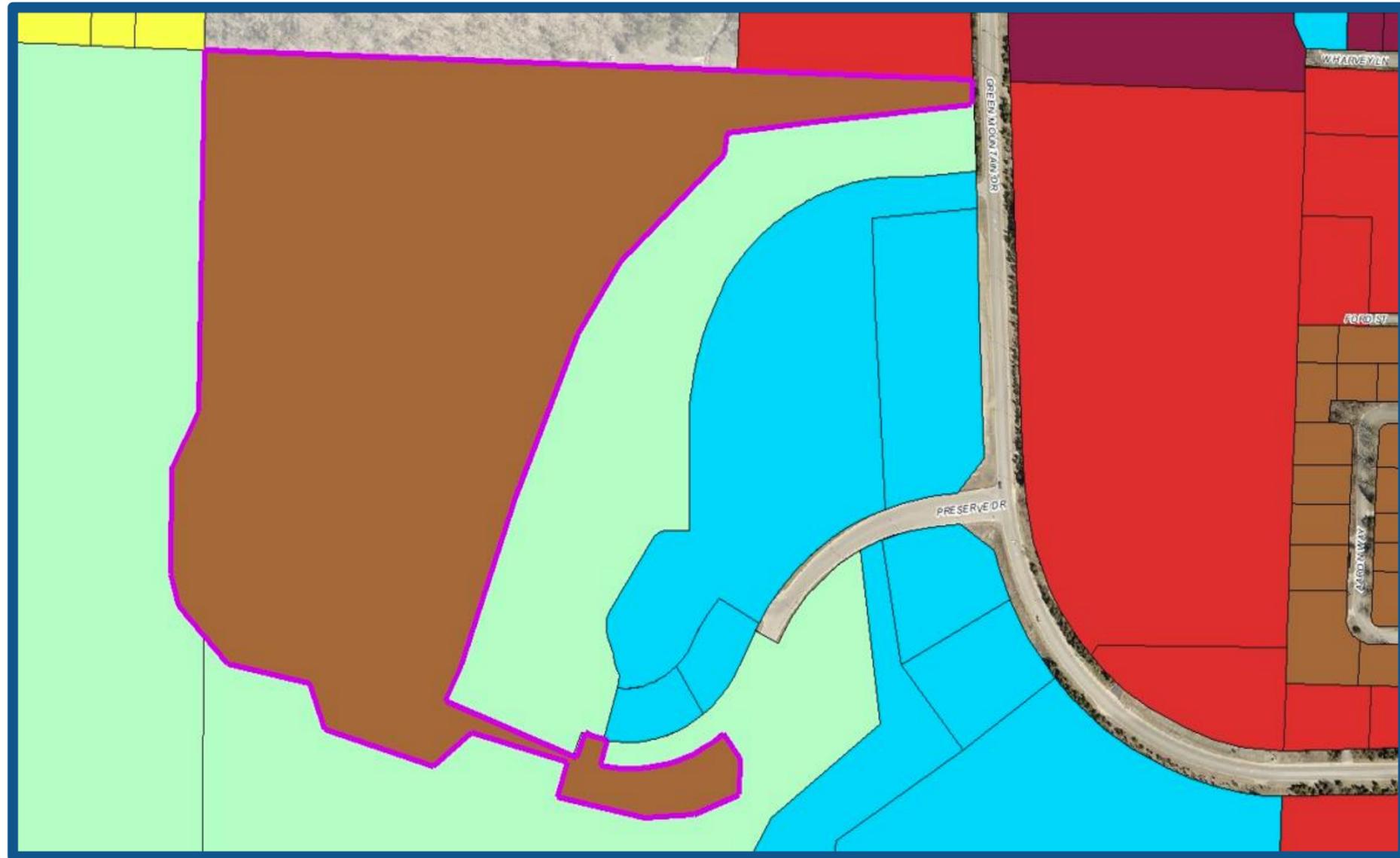
1 inch = 279 feet

2/24/2025

Future Zoning

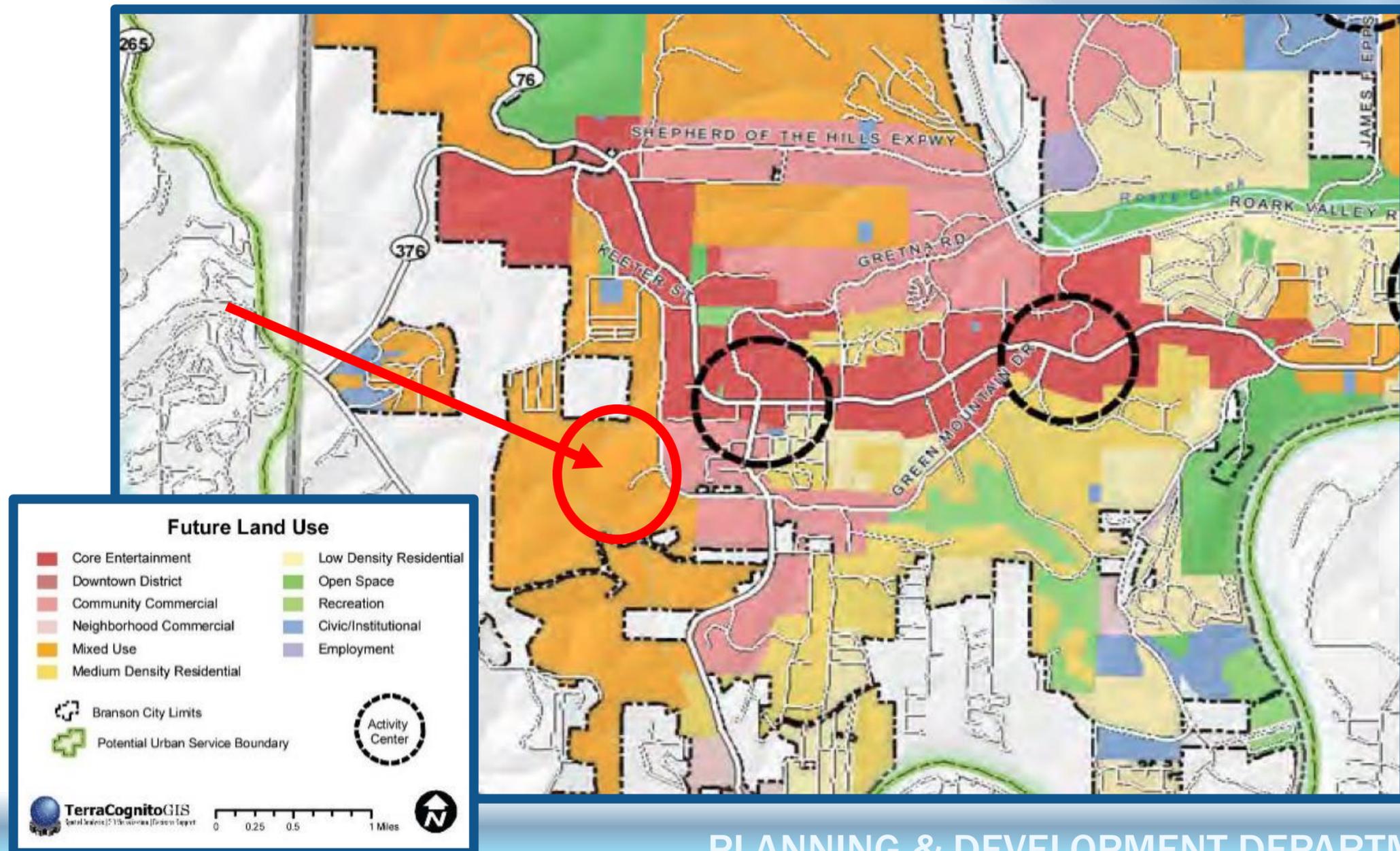


2/24/2025

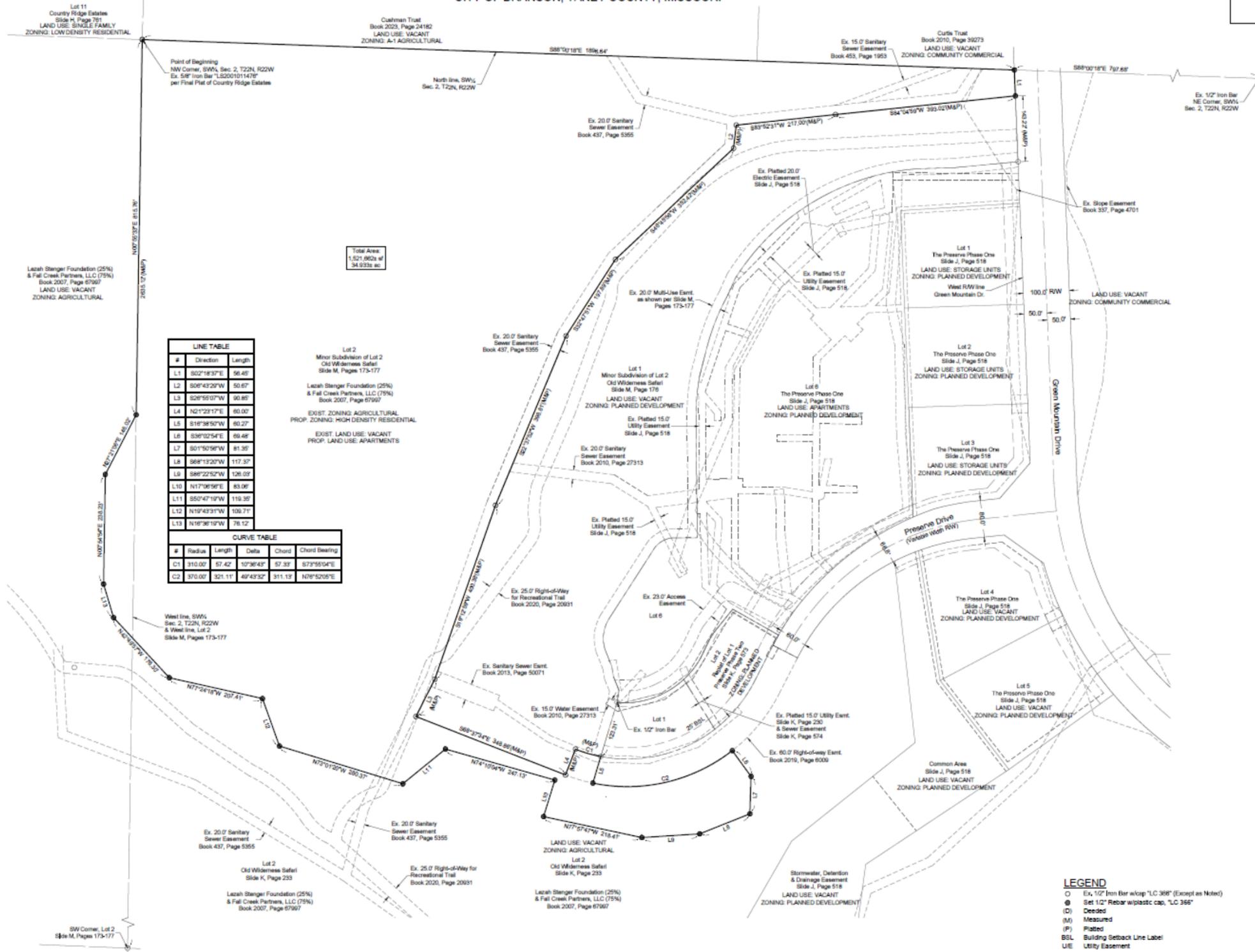


2030 Preferred Land Use

- **Community Plan 2030-** The Community Plan 2030 Future Land Use map designates this area as a Mixed-use area.
- **Mixed-use areas** are typically intended for a vertical development of a mix of uses such as commercial, retail, and restaurants with street level offices or retail.
- The proposed future development of this property is **strictly apartments** which seems most compatible within the HDR zoning district.
- The 2030 Community Plan (approved in 2012) does not speak to **High density residential areas**.



**REZONING EXHIBIT
THE WATERFRONT**
PART OF LOT 2 OF OLD WILDERNESS SAFARI, A MINOR SUBDIVISION,
A PART OF THE SW¼, SECTION 2, & A PART OF E¼, SE¼, SECTION 3
ALL IN TOWNSHIP 22 NORTH, RANGE 22 WEST
CITY OF BRANSON, TANEY COUNTY, MISSOURI



LINE TABLE

#	Direction	Length
L1	S02°18'37"E	56.45
L2	S08°43'22"W	50.67
L3	S02°50'07"W	80.85
L4	N01°23'17"E	80.07
L5	S16°38'50"W	80.27
L6	S36°02'54"E	89.48
L7	S01°50'58"W	81.35
L8	S88°13'22"W	117.37
L9	S88°22'52"W	126.03
L10	N17°08'58"E	83.08
L11	S50°47'18"W	119.38
L12	N10°43'31"W	108.71
L13	N16°36'18"W	78.12

CURVE TABLE

#	Radius	Length	Delta	Chord	Chord Bearing
C1	310.00	57.42	10°36'43"	57.33	S73°55'04"E
C2	370.00	52.11	49°43'32"	51.13	N08°52'05"E

Total Area:
1,521.862± ac
34.93± ac

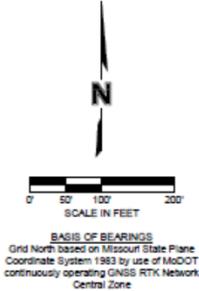
Lot 2
Minor Subdivision of Lot 2
Old Wilderness Safari
Slide M, Pages 173-177
Lezah Stenger Foundation (25%)
& Fall Creek Partners, LLC (75%)
Book 2007, Page 67967
EXIST. ZONING: AGRICULTURAL
PROP. ZONING: HIGH DENSITY RESIDENTIAL
EXIST. LAND USE: VACANT
PROP. LAND USE: APARTMENTS

OWNERS
Fall Creek Partners, LLC
5051 S. National Ave.
Springfield, MO 65811
The Lezah Stenger Foundation,
a Missouri Non-Profit Corp.
5051 S. National Ave.
Springfield, MO 65811

PREPARED BY
Otsson, Inc.
555 St. Louis Street
Springfield, MO 65806

LEGEND

- Ex. 1/2" Iron Bar w/cap "LC 368" (Except as Noted)
- Set 1/2" Rebar w/plastic cap, "LC 368"
- (D) Deeded
- (M) Measured
- (P) Platted
- B/L Building Setback Line Label
- U/E Utility Easement



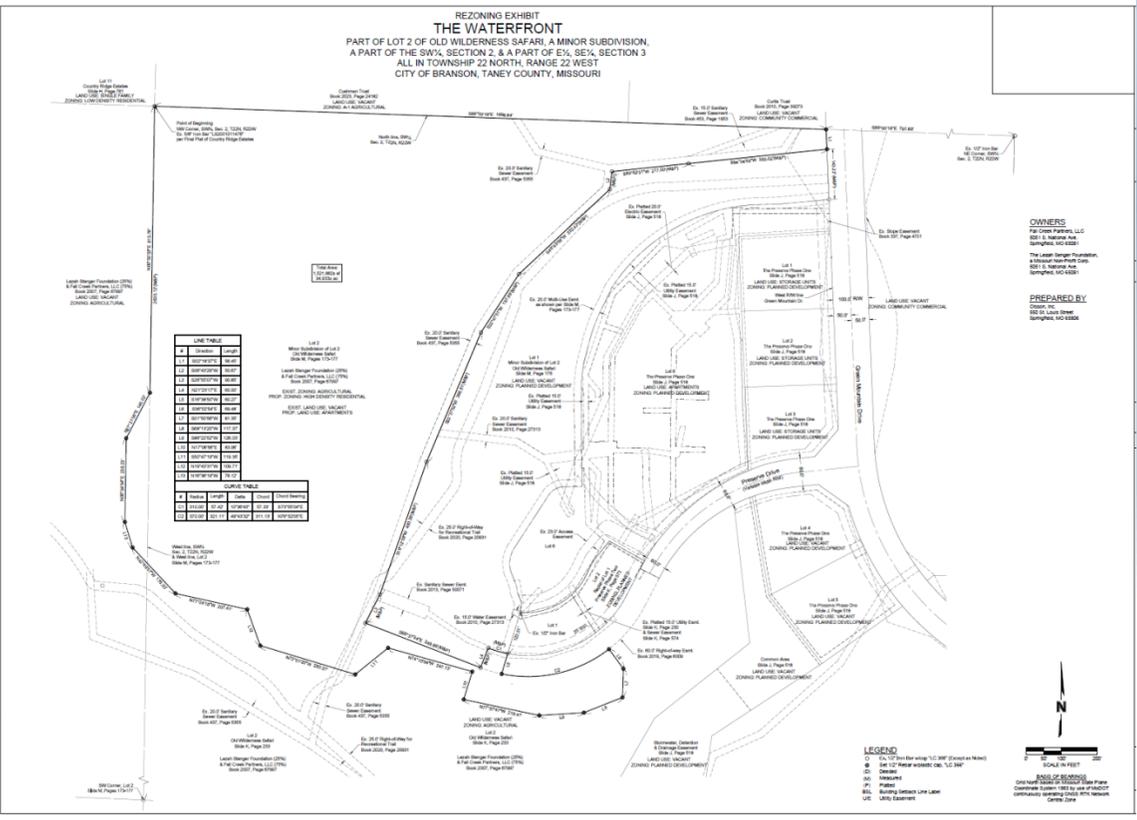
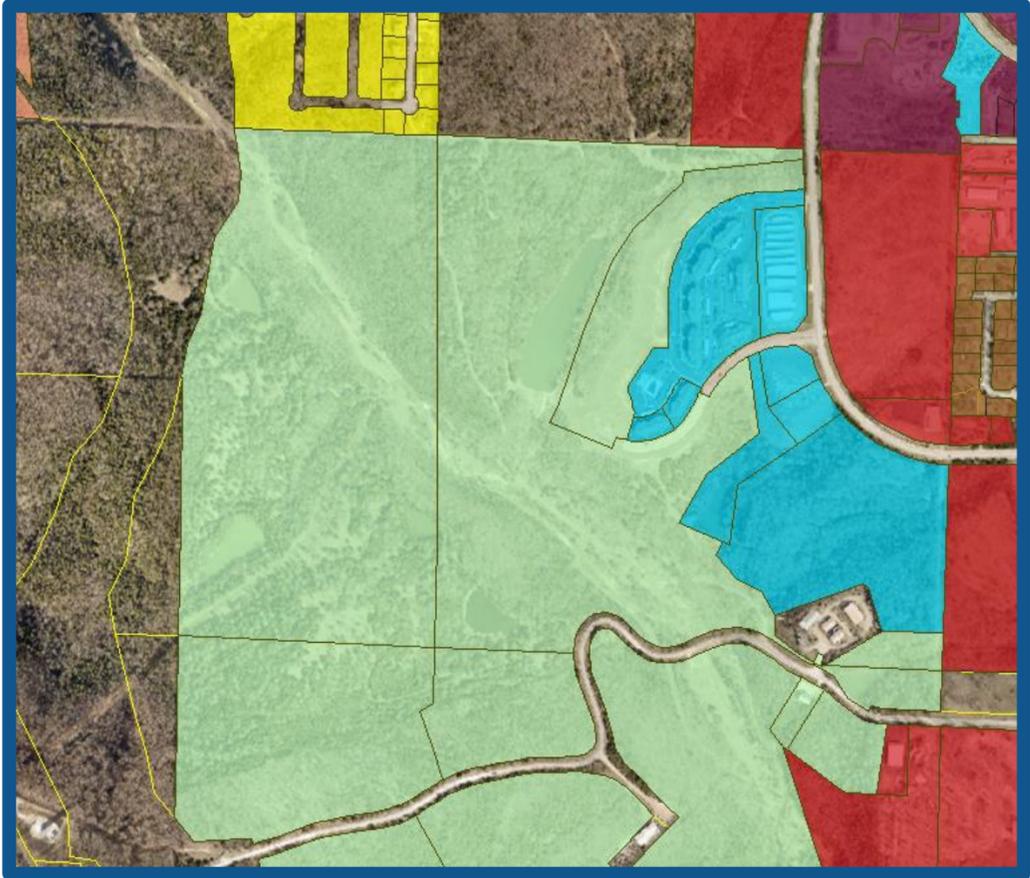
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 DATE: 08/11/2023, 2:24:00 PM, XREFS: V:\XREFS\10000000.dwg, V:\XREFS\10000000.dwg, V:\XREFS\10000000.dwg

Zoning Change Request

The proposed rezoning is a portion of Lot 2 of the Old Wilderness Safari plat and a small portion of an unplatted parcel to the west.

Staff has a condition of approval 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.

This future plat will define the proposed area to be rezoned keeping the zoning consistent with proposed lot boundaries.



Zoning Change Request

- This rezone will allow for a future apartment development.
- Compatible with Preserve Apartments to the east.
- Surrounded by mixture of zoning districts: LDR, CC, PD, and A.
- There is no desire from the applicant to create a PD zoning district
 - PD's are typically designed for a mix of land uses
 - Future Apartment use only-- is proposed

Staff recommends approval of the rezone request.

