



# STAFF REPORT

## Planning Commission

**REQUEST FOR A SPECIAL USE PERMIT FOR A CAMPGROUND AND VEHICLE PARK FOR THE PROPERTY LOCATED AT 111 E ATLANTIC ST, BRANSON, MO 65616.**

**DATE:** April 2, 2024

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**Initiated By:** Planning and Development

**Approved By:**

**Financial Impact:** No Impact/Not Applicable

**Community Plan 2030:** LU-5:Development Codes & Regulations

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**File Number:** SU24-000001  
**File Name:** Full Throttle RV Park  
**Applicant:** David Greenberg on behalf of Full Throttle Distillery & Smokehouse  
**Property Owner:** FTD MB Real Estate, LLC

**Location:** 111 E Atlantic St. Branson, MO 65616

**Current Zoning:** Downtown District (D)

**2030 Community Plan**

**Future Land Use:** Downtown District (D)

**Surrounding Zoning:**

*North (across alley):* Downtown (D)

*South (across E Atlantic):* Downtown (D)

*West:* Downtown (D)

*East (across train tracks):* Branson Landing Planned Development (PD)

**Request:** Approval of a Special Use Permit for a Campground and Vehicle Park.

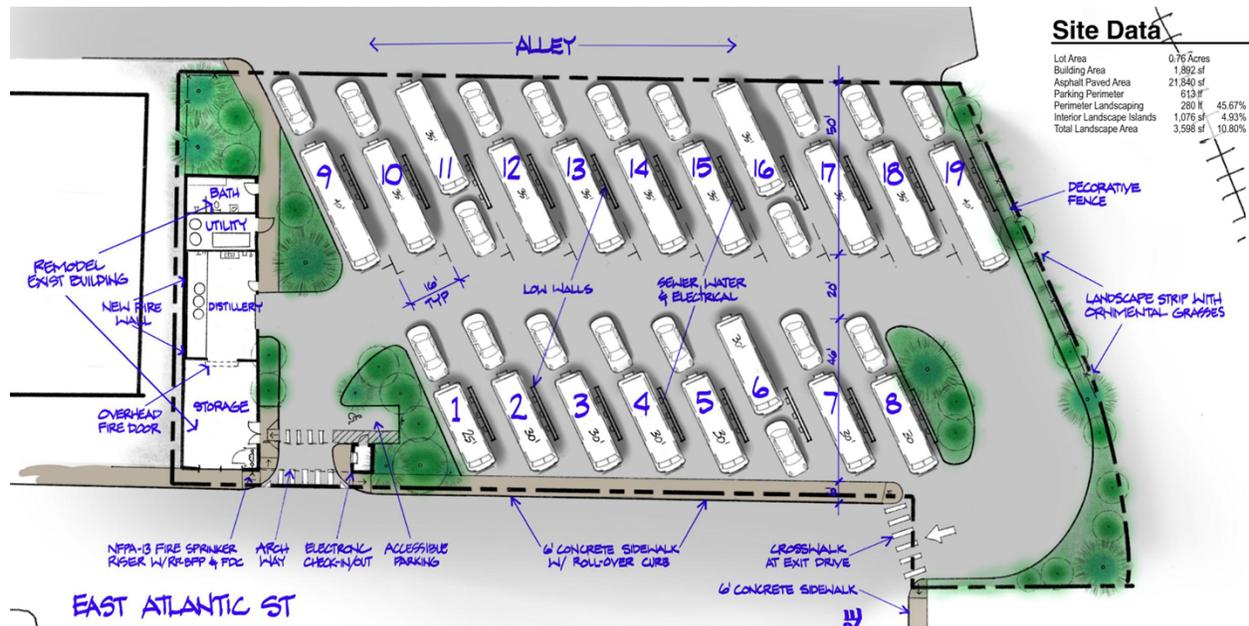
**Existing Conditions:** The majority of the site is a vacant, unimproved parcel with an existing building located on the western portion of the site.

### **FACTS:**

A Special Use Permit application has been received from David Greenberg on behalf of Full Throttle Distillery & Smokehouse on January 5, 2024 to operate a Campground and Vehicle Park for the property located at 111 E Atlantic St. The proposed campground will accommodate approximately (19) nineteen RV camping sites, provide additional lodging options for the area, and repurpose an under-utilized lot within the Downtown District. The increased foot traffic the campground may generate could also benefit the nearby retail, commercial, and restaurant establishments.

As part of the campground development, the applicant is proposing additional landscaping, decorative fencing, resurfacing of the lot, and an electronic check-in/out. The existing building on site will also be repurposed/remodeled into a distillery and general storage space for the associated Full Throttle Distillery and Smokehouse Restaurant, located just a block to the south of this property.

A Campground and Vehicle use is an allowed use in the D (Downtown) zoning district with the approval of a special use permit. The Branson Municipal Code describes the Downtown District as a place intended to maintain and enhance the city's downtown as a thriving and charming mixed-use activity center. In the Downtown District, the historic character should be protected and celebrated while providing flexibility for new investment and development that complements the character of the downtown and adjacent neighborhoods.



**Recommendation:** Staff recommends approval of the special use permit request to operate a Campground and Vehicle Park for the property located at 111 E Atlantic St.

**DETAILED ANALYSIS:**

**Sec. 94-16. Special use permit.**

- (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 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.
- (c) *Special use permits site-specific.* All special use permits shall be approved for a specific location, and shall be transferable to a new property owner of that location for the same use barring any substantial changes or modifications of the operation. Written notification of any transfer shall be provided to the planning and development director. Any nonactive special use permit shall become null and void upon the approval of a different special use at that location. Special use permits shall not be transferred to any other location by the applicant or successor property owners.
- (d) *Timeframe for validity; expiration.* All special use permits shall be valid for an unlimited period of time unless a lesser period of time shall be provided in a particular permit. Prior to the expiration of the time limit specified in a particular permit, the property owner may request the special use permit be reviewed by the planning commission, which may extend it for an unlimited period, or for a specified additional period of time.

### **BACKUP DOCUMENTATION:**

Staff Report Exhibit 1- Application  
Staff Report Exhibit 2- Neighborhood Notice Postcard & Newspaper Clipping  
Staff Report Exhibit 3- Vicinity Maps  
Staff Report Exhibit 4 – 2030 Preferred Land Use Map  
Staff Report Exhibit 5- Site Plan