



STAFF REPORT

Board of Aldermen

A RESOLUTION DECLARING A NEED TO ADDRESS DEVELOPMENTS PROPOSING MULTI-FAMILY HOUSING IN THE ENTERTAINMENT DISTRICT AND THUS A NINETY (90) DAY ADMINISTRATIVE DELAY OF APPLICATIONS AND PERMITS PERTAINING TO THE DEVELOPMENT OF MULTI-FAMILY HOUSING IN THE ENTERTAINMENT DISTRICT LOCATED IN THE CITY OF BRANSON, MISSOURI.

DATE: FEBRUARY 27, 2024

Initiated By: Planning and Development

Approved By:

Financial Impact: No Impact/Not Applicable

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

FACTS:

In the 1960's and 1970's, the City of Branson, Missouri ("City") adopted the Zoning Ordinance, now existing in Chapter 94, referred to as the Unified Development Code and Utilities Code to promote health, safety, morals and a general welfare of the community, including its aesthetic appearance; lessen congestion in the streets; secure safety from fires, panic and other dangers; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; bring about the gradual conformity of the uses of land and buildings throughout the City; facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements; protect and conserve the value of land throughout the City; and provide a policy to efficiently process permits and other applications by the City.

Due to the recent lodging initiative, staff has seen increased interest in converting motels/hotels into multi-family dwellings within the Entertainment Zoning District. The majority of calls are pertaining to "extended stay" hotels/motels operating without a business license and have code violations.

DETAILED ANALYSIS:

Existing code does not provide dimensional standards for the entertainment district. Every other district allowing for multi-family provides dimensional standards, including density requirements. Staff is proposing clarification to the Branson Municipal Code to offer additional protections in the Entertainment District. These clarifications may include, but not limited to:

- Section 94-35.-Building Types.
- Table 94-48.1 -Building Types by Zone District
- Table 94-44.1 -ENT Dimensional Standards

- Section 94-45. -Entertainment District (ENT).
- Section 94-60. -Table of permitted uses.

A a ninety (90) day administrative delay is necessary to give the Board of Aldermen time to examine the issues, benefits, and consequences of regulation of the use of land within the Entertainment District of the City and for regulation of the use of land within the City, and to develop and pass any needed utility, zoning, and development ordinances related thereto, with the caveat that if more time is needed, said administrative delay may need to be further extended.

BACKUP DOCUMENTATION:

Staff Report Exhibit 1- Moratorium Timeline