

**RESOLUTION NO. Z025-01**

**REQUEST FOR A ZONING CHANGE FROM AGRICULTURAL (A) TO HIGH DENSITY RESIDENTIAL (HDR) FOR A PORTION OF THE PROPERTY LOCATED AT 598 ANIMAL SAFARI ROAD, BRANSON, MISSOURI 65616.**

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**WHEREAS**, an Application has been submitted by Olsson for approval of a rezone from Agricultural (A) to High Density Residential (HDR) for a portion of property located at 598 Animal Safari Rd, Branson, Missouri and legally described in 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 March 4, 2025 at 6:00 PM in the City Council Chambers located at 110 W. Maddux Street, Branson, Missouri.

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

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BRANSON, MISSOURI, AS FOLLOWS:**

Section 1: The Planning Commission hereby recommends approval for the tract of land, situated in Branson Missouri to be zoned High Density Residential (HDR), as provided by the maps in Exhibit 'B'.

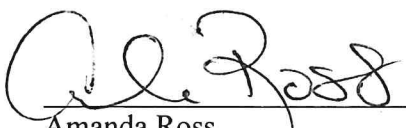
Section 2: This resolution shall not be enacted until the final subdivision plat has been approved and recorded.

Section 3: This resolution shall be in full force and effect after its passage and approval.

**ADOPTED**, by the Planning Commission of the City of Branson, Missouri, this 4<sup>th</sup> day of March, 2025

  
\_\_\_\_\_  
Gary Groman  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Amanda Ross  
Director of Planning and Development

## EXHIBIT A

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:

BEGINNING at the Northwest corner of said Lot 2, also being the Northwest corner of said SW¼ of Section 2; thence S88°00'18"E, along the North line of said SW¼ of Section 2, a distance of 1896.64 feet to a point on the West right-of-way line of Green Mountain Drive, as it now exists; thence S02°18'37"E, leaving said North line and along said West right-of-way line, a distance of 56.45 feet to the North line of Lot 1 in said Minor Subdivision; thence along the North, West and South line of said Lot 1 the following eleven (11) calls: 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.

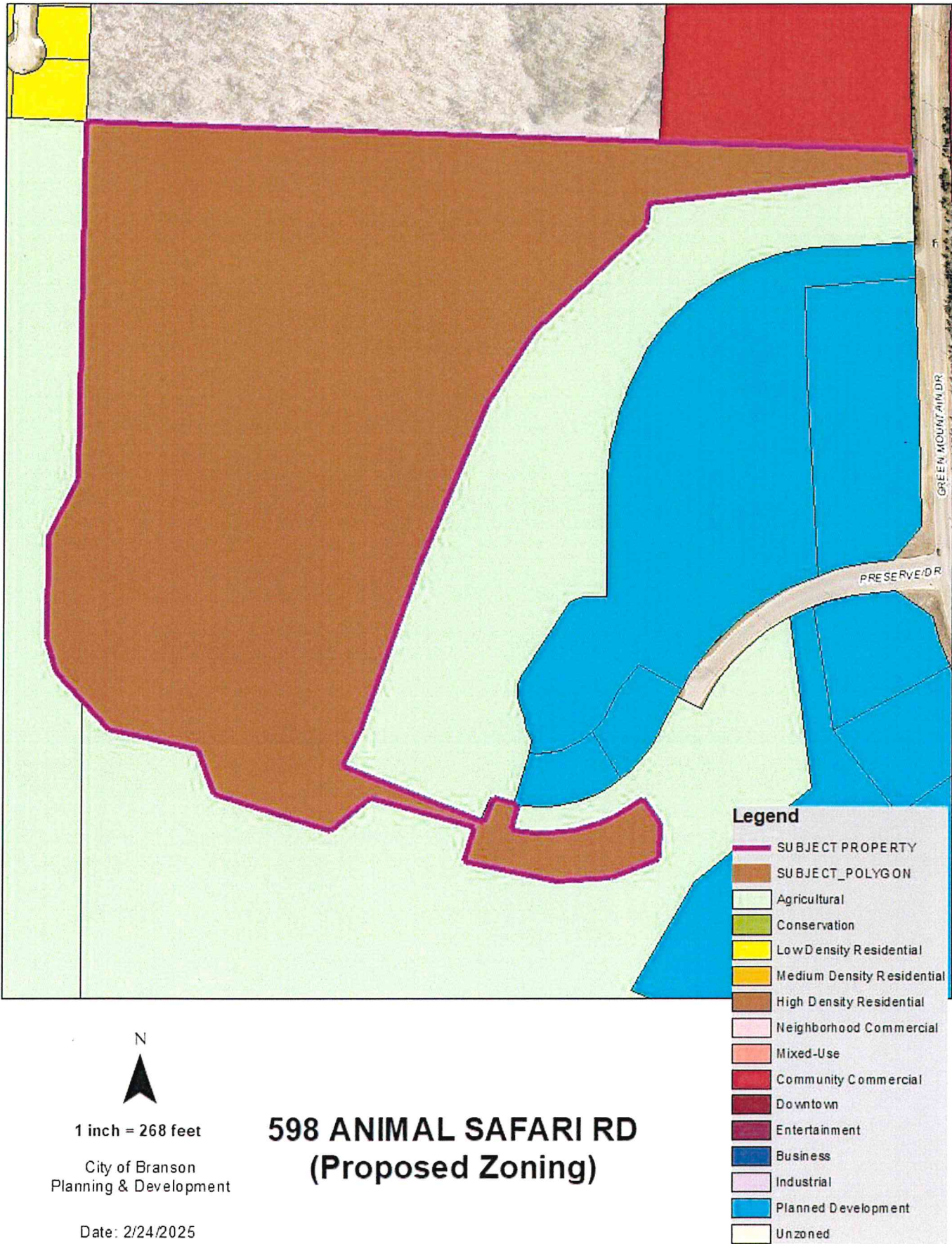
Containing 34.933 acres, more or less, and subject to any rights-of-way, easements and restrictions of record.

Prepared by: Olsson, Inc.  
Survey MO Certificate of Authority #LC366  
550 St. Louis Street, Springfield MO 65806  
Tel 417.890.8802  
Prepared for: Boggs Preserves  
Project No.: 024-00970



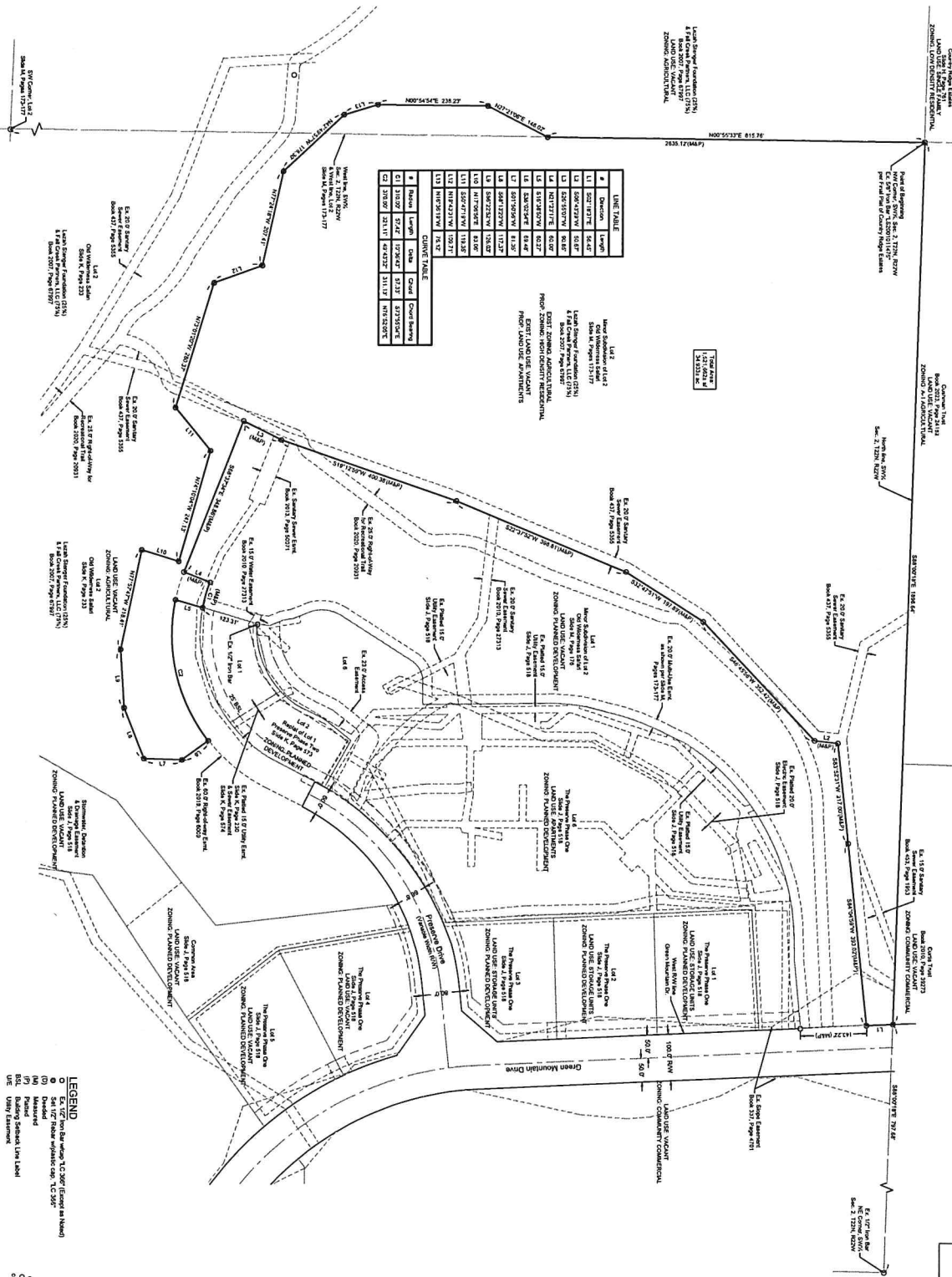
Digitally signed by David D. Drumm  
Date: 2025.01.07 09:50:19-06'00'

EXHIBIT B





# REZONING EXHIBIT THE WATERFRONT PART OF LOT 2 OF OLD WILDERNESS SAFARI, A MINOR SUBDIVISION, A PART OF THE SW<sub>1/4</sub> SECTION 2, & A PART OF E<sub>1/2</sub> SE<sub>1/4</sub> SECTION 3 ALL IN TOWNSHIP 22 NORTH, RANGE 22 WEST CITY OF BRANSON, TANEY COUNTY, MISSOURI



LINE TABLE				
#	Direction	Length	Area	Notes
1	S 89° 17' 30" E	564.45		Bound to road
2	S 89° 17' 30" E	501.47		Bound to road
3	S 89° 17' 30" E	501.47		Bound to road
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11	S 89° 17' 30" E	501.47		Bound to road
12	S 89° 17' 30" E	501.47		Bound to road
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82	S 89° 17' 30" E	501.47		Bound to road
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96	S 89° 17' 30" E	501.47		Bound to road
97	S 89° 17' 30" E	501.47		Bound to road
98	S 89° 17' 30" E	501.47		Bound to road
99	S 89° 17' 30" E	501.47		Bound to road
100	S 89° 17' 30" E	501.47		Bound to road

CURVE TABLE				
#	Station	Length	Chord	Chord Bearing
1	21+00.00	57.42	107.94	S 12° 13' 00\"/>

**LEGEND**

- 1. 1/2\"/>

**SCALE IN FEET**

0 50 100 200

**NOTES**

1. All measurements are in feet unless otherwise noted.

2. All bearings are in degrees, minutes, and seconds.

3. All distances are in feet unless otherwise noted.

4. All areas are in square feet unless otherwise noted.

5. All volumes are in cubic feet unless otherwise noted.

6. All weights are in pounds unless otherwise noted.

7. All temperatures are in degrees Fahrenheit unless otherwise noted.

8. All pressures are in pounds per square inch unless otherwise noted.

9. All speeds are in miles per hour unless otherwise noted.

10. All times are in hours, minutes, and seconds unless otherwise noted.

**REZONING EXHIBIT  
THE WATERFRONT**

PART OF SECTION 2 & 3, TOWNSHIP 22 NORTH, RANGE 22 WEST  
BRANSON, TANEY COUNTY, MISSOURI

2025

**REVISIONS**

REV.	NO.	DATE	REVISIONS DESCRIPTION

**OWNERS**

J & C Farms, LLC  
5001 S. National Ave.  
Springfield, MO 65801

**PREPARED BY**

Olsson & Associates, Inc.  
5001 S. National Ave.  
Springfield, MO 65801

**DATE**

February 25, 2025

**PROJECT NO.**

02400970

**olsson**

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FAX: 417.860.8805  
www.olssoninc.com