



# STAFF REPORT

## Board of Aldermen

**AN ORDINANCE APPROVING THE VACATION OF A SEWER EASEMENT FOR THE PROPERTY LOCATED AT 600 W MAIN STREET, BRANSON MISSOURI.**

**FIRST READING: MAY 28, 2024**

**FINAL READING: JUNE 11, 2024**

---

**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: VA24-000001

File Name: Vacation of Sewer Easement

Applicant: Don Berry of Lee Engineering and Associate, LLC.

Location: 600 W Main Street, Branson, MO 65616

Current Zoning: Community Commercial (CC)

2030 Community Plan Future Land Use: Downtown (D)

Surrounding Zoning:

North (across W Main St): Community Commercial (CC)

South (across W Pacific St): Medium Density Residential (MDR)

West: Community Commercial (CC)

East (across S Sixth St): Community Commercial (CC)

Request: Vacate an existing sewer easement

Existing Conditions: Vacant lot, future site of Whataburger

An existing sewer easement, dedicated by separate document (Book K, PG 516), is currently located on the property spanning the length of the site in an east/west direction. The sewer easement is no longer necessary at this location and it is in conflict with the future development of the site. A new sewer easement, located to the north of the existing easement, will be created and dedicated through a minor subdivision to serve the site. The City of Branson Utility department has no objections to the vacation request.

### **PLANNING COMMISSION RECOMMENDATION:**

The proposed request for a vacation of a sewer easement for the property located at 600 W Main Street, Branson, Missouri was recommended for approval by the Planning Commission on May 7, 2024 by Resolution No. VA24-01 (Exhibit 7), with a unanimous vote of 7-0.

**DETAILED ANALYSIS:**

No Additional Information

**BACKUP DOCUMENTATION:**

Staff Report Exhibit 1- Application

Staff Report Exhibit 2- Property Owner Acknowledgement

Staff Report Exhibit 3- Neighborhood Notice Postcard and Newspaper Clipping

Staff Report Exhibit 4- Vicinity Maps

Staff Report Exhibit 5- Vacation of Utility Easement

Staff Report Exhibit 6- Sewer Easement Legal Description

Staff Report Exhibit 7- Resolution No. VA24-01