

AN ORDINANCE APPROVING A ZONING CHANGE FROM AGRICULTURAL TO HIGH DENSITY RESIDENTIAL FOR A PORTION OF THE PROPERTY LOCATED AT 598 ANIMAL SAFARI ROAD, BRANSON, MISSOURI 65616.

WHEREAS, an Application has been submitted by Olsson, Inc. as the engineer on behalf of the owner of the property 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; and

WHEREAS, the Board of Aldermen has found the zoning change application request to be in compliance with the spirit of the 2030 Community Plan since the High Density Residential did not exist in the 2030 Community Plan; and

WHEREAS, the Planning Commission has recommended approval of the zoning change application request; and

WHEREAS, a Public Hearing was held by the Board of Aldermen at City Hall in Branson, Missouri, at 6:00 PM on March 25, 2025; and

WHEREAS, the Board of Aldermen has found the zoning change application request to be in compliance with the spirit of the 2030 Community Plan since the High Density Residential did not exist in the 2030 Community Plan; and

WHEREAS, Exhibit A is the proposed legal description and has not been formally platted; and

WHEREAS, the approval of this rezone is conditioned upon the approval and recording of the final subdivision plat legally described in Exhibit A; and

WHEREAS, the ordinance for the rezone will be invalid within 360 days if the final plat has not been approved and recorded with the Taney County Recorder of Deeds; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, AS FOLLOWS:

Section 1: The Board of Aldermen hereby approved the amendment of the zoning district from Agricultural to High Density Residential for a portion of the property located at 598 Animal Safari Road, Branson Missouri as provided by the maps in Exhibit B.

Section 2: The approval of the rezoning is conditioned upon the approval and recording of the final subdivision plat legally described in Exhibit A.

Section 3: This ordinance will become invalid within 360 days if the final plat has not been recorded with the Taney County Recorder of Deeds.

Section 4: The official Zoning Map of the City of Branson will be amended in respect to the changes in the zoning districts of the area described above upon completion of the condition of an approved final plat creating the lot.

Section 5: This ordinance shall be in full force and effect upon and after its passage and approval.

Read, this first time on this 25th day of March, 2025.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of City of Branson, Missouri this 22nd day of April, 2025.


Larry D. Milton
Mayor

ATTEST:

APPROVED AS TO FORM:


Hillary Briand
City Clerk


City Attorney

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:

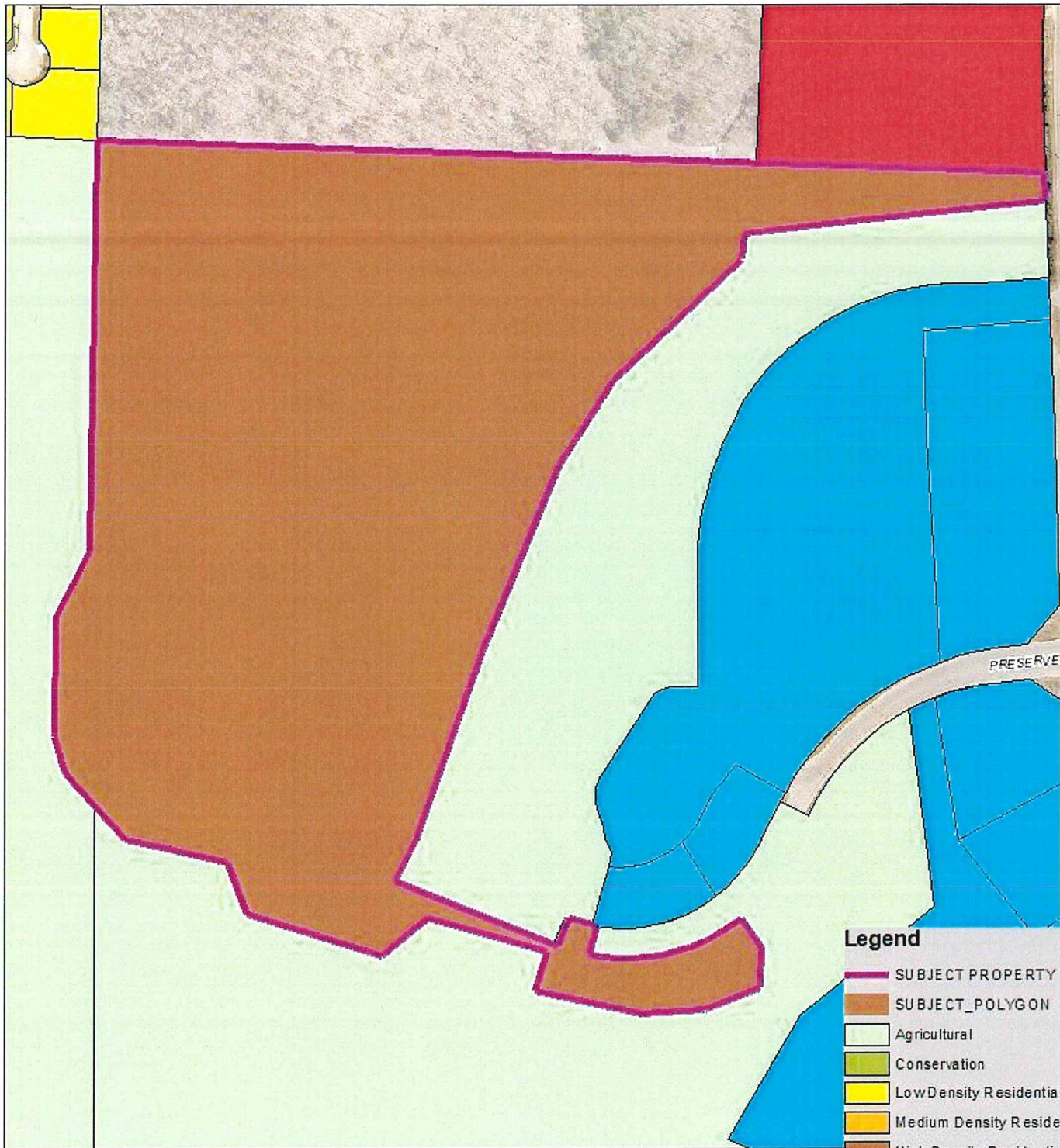
BEGINNING at the Northwest corner of said Lot 2, also being the Northwest corner of said SW¼ of Section 2; thence S88°00'18"E, along the North line of said SW¼ of Section 2, a distance of 1896.64 feet to a point on the West right-of-way line of Green Mountain Drive, as it now exists; thence S02°18'37"E, 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'



Legend

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



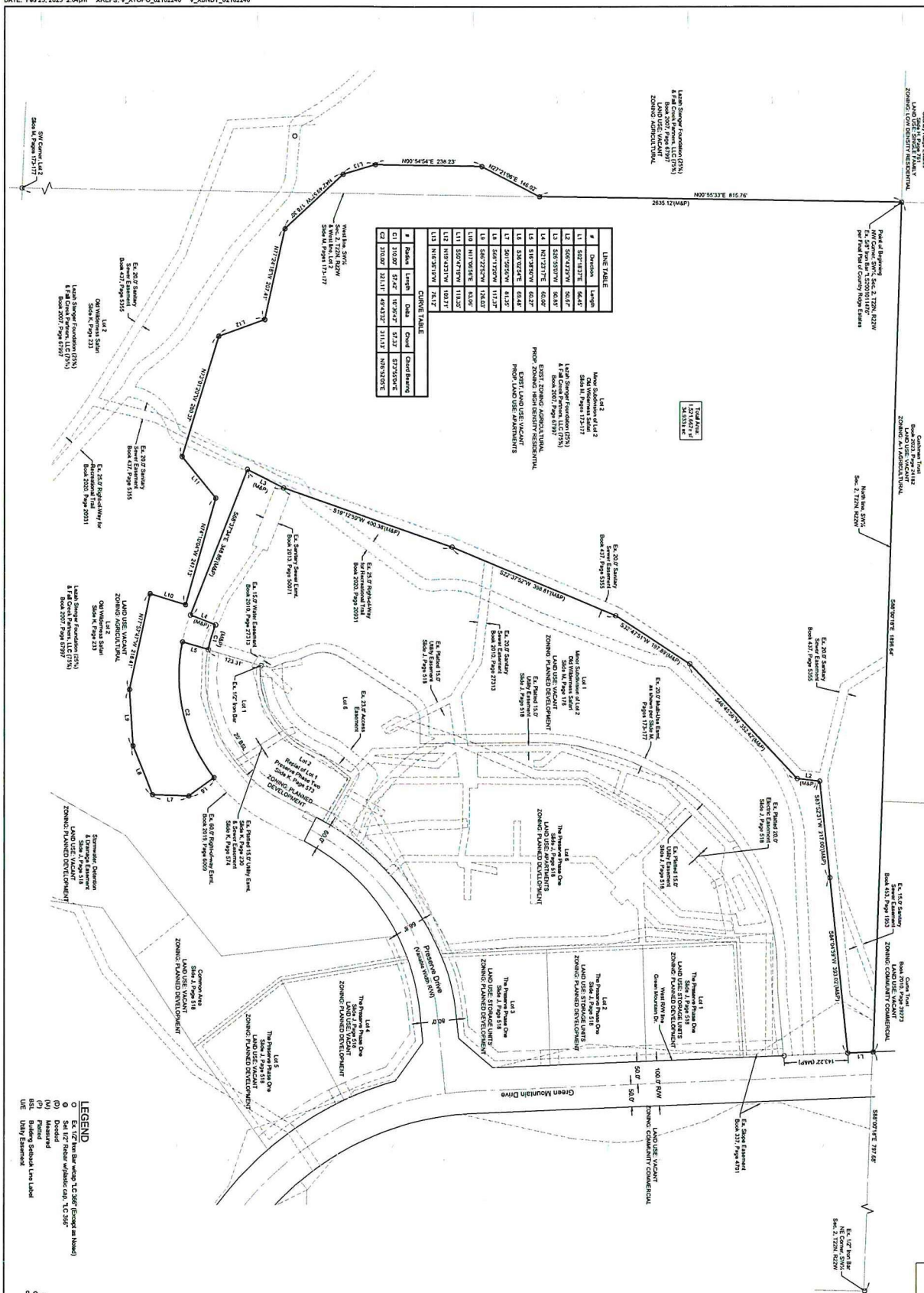
1 inch = 268 feet

City of Branson
Planning & Development

Date: 2/24/2025

598 ANIMAL SAFARI RD (Proposed Zoning)

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 E½, SECTION 3 ALL IN TOWNSHIP 22 NORTH, RANGE 22 WEST CITY OF BRANSON, TANEY COUNTY, MISSOURI



LINE TABLE

#	Station	Length
1	50+00.00	0.00
2	50+00.00	0.00
3	50+00.00	0.00
4	50+00.00	0.00
5	50+00.00	0.00
6	50+00.00	0.00
7	50+00.00	0.00
8	50+00.00	0.00
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14	50+00.00	0.00
15	50+00.00	0.00
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31	50+00.00	0.00
32	50+00.00	0.00
33	50+00.00	0.00
34	50+00.00	0.00
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36	50+00.00	0.00
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39	50+00.00	0.00
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96	50+00.00	0.00
97	50+00.00	0.00
98	50+00.00	0.00
99	50+00.00	0.00
100	50+00.00	0.00

CURVE TABLE

#	Radius	Length	Delta	Chord Bearing
1	1000.00	100.00	18.00	S 72.00° E
2	1000.00	100.00	18.00	S 72.00° E
3	1000.00	100.00	18.00	S 72.00° E
4	1000.00	100.00	18.00	S 72.00° E
5	1000.00	100.00	18.00	S 72.00° E
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16	1000.00	100.00	18.00	S 72.00° E
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19	1000.00	100.00	18.00	S 72.00° E
20	1000.00	100.00	18.00	S 72.00° E
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98	1000.00	100.00	18.00	S 72.00° E
99	1000.00	100.00	18.00	S 72.00° E
100	1000.00	100.00	18.00	S 72.00° E

LEGEND

- Proposed Easement
- Existing Easement
- Proposed Structure
- Existing Structure
- Proposed Utility Line
- Existing Utility Line
- Proposed Road
- Existing Road
- Proposed Fence
- Existing Fence
- Proposed Boundary
- Existing Boundary
- Proposed Zoning
- Existing Zoning
- Proposed Lot
- Existing Lot
- Proposed Section
- Existing Section
- Proposed Township
- Existing Township
- Proposed Range
- Existing Range
- Proposed Quarter
- Existing Quarter
- Proposed Acreage
- Existing Acreage
- Proposed Area
- Existing Area
- Proposed Volume
- Existing Volume
- Proposed Weight
- Existing Weight
- Proposed Length
- Existing Length
- Proposed Width
- Existing Width
- Proposed Height
- Existing Height
- Proposed Depth
- Existing Depth
- Proposed Surface
- Existing Surface
- Proposed Volume
- Existing Volume
- Proposed Weight
- Existing Weight
- Proposed Length
- Existing Length
- Proposed Width
- Existing Width
- Proposed Height
- Existing Height
- Proposed Depth
- Existing Depth
- Proposed Surface
- Existing Surface

OWNERS

The Leach-Singer Foundation,
 5001 S. Johnson Ave.
 Springfield, MO 65801

PREPARED BY

Olsson Engineering, Inc.
 500 S. Main Street
 Springfield, MO 65806