



STAFF REPORT

Board of Aldermen

AN ORDINANCE APPROVING A ZONING CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO ENTERTAINMENT (ENT) FOR THE PROPERTY LOCATED AT 511 DR GOOD DRIVE, BRANSON, MISSOURI.

FIRST READING: JULY 25, 2023

FINAL READING: AUGUST 8, 2023

Initiated By: Planning and Development

Approved By: *Cathy Stepp*

Financial Impact: No Impact/Not Applicable

Community Plan 2030: LU-3:Infill & Redevelopment

File Number: ZO23-000001

File Name: Rezone from LDR to ENT; 511 Dr. Good Dr.

Applicant: CFS Engineers, Daniel Shannon

Property Owner: Robinson B Glenn Trust

Location: 511 Dr. Good Drive

Current Zoning: LDR (low density residential)

Proposed Zoning: ENT (Entertainment)

Community Plan 2030 Future Land Use Designation: Core Entertainment

Surrounding Zoning:

North: PD (planned development)

South: ENT (entertainment)

East: LDR (low density residential)

West: ENT (entertainment)

Request

The applicant proposes to rezone approximately 3.5 acres from the LDR zoning district (low density residential) to the ENT zoning district (entertainment), with the intent to build nightly cabin rentals on the property. The LDR zoning district doesn't allow for nightly rentals as a permitted use, however the ENT zoning district does allow for nightly rentals as a permitted use.

Existing Conditions

The property is currently a vacant platted parcel. Existing land uses to the north and west are vacant undeveloped property; to the south is an existing single-family home and the Grand Country resort; and to the east is vacant wooded ground.

Community Plan 2030 – Core Entertainment District

The subject property is designated as the core entertainment district. The Core Entertainment District will continue to be the number one activity center in the future 2030 vision of Branson. The district frames 76 Country Blvd. that is the primary transportation corridor, connecting the core of the downtown to the larger community west of U.S. Highway 65. It is the entrance and main gateway into Branson. The Entertainment District encompasses entertainment (theaters, museums, go-cart racing, etc.), lodging accommodations and retail uses. The district will be revitalized over time through redevelopment, building rehabilitation and infill development. The Entertainment District will be a priority for public investment in an effort to revitalize and encourage new investment into the area. New buildings will be high quality and distinctive to add visual interest and to complement existing development. The proposed rezoning is supported by the Community Plan 2030.

Recommendation

The Planning Commission reviewed the proposed zoning change during the July 6, 2023 meeting and recommended approval with a unanimous vote.

FACTS:

A Zoning Application has been received from Daniel Shannon of CFS Engineers, on behalf of Glenn B. Robinson, on June 2, 2023, for the property located at 511 Dr Good Dr, Branson, MO 65616. The property is approximately 3.5 acres, more or less, and is currently undeveloped. The proposed use is to incorporate the land with the adjacent parcels to the south and west, which are zoned as Entertainment (ENT), and will be developed for nightly rentals. The property is located north of 76 W. Country Blvd and south of Roark Valley Rd

DETAILED ANALYSIS:

94-7. Changes in zoning districts (a) General procedure. (1) Changes in the zoning district of a tract or parcel of land located in the city shall be made by ordinance by the board upon recommendation by the planning commission after notice and hearing as provided by law. Every such ordinance shall legally describe the particular tract or parcel of land, and the change being made in its zoning district. Each ordinance may contain more than one change of zoning. (2) Upon the adoption by the board of an ordinance change of the district of any tract or parcel of land, the planning commission shall cause the change to be made on the official zoning map so that the map shall at all times reflect current zoning district of any tract or parcel of land in the city. (b) Changes by the board. The board may from time to time amend the district boundaries or regulations contained in this chapter; provided such proposed change is first submitted to the planning commission for recommendation and its report; and provided that no less than 15 days' notice of such proposed change shall first be published in the newspaper in the city, and a hearing is granted to any person interested at a time and place specified by such notice. If a protest against such amendment is presented, duly signed and acknowledged by the owners of 30 percent or more, either of the areas of the land (exclusive of streets and alleys) included in such proposed change or within an area determined by lines drawn parallel to and 185 feet distant from the boundaries of the district proposed to be changed, such amendment shall not be passed, except by at least two-thirds vote of the board. (c) Changes by other individuals or groups. (1) Application for any change in district boundaries of any tract or parcel of land shall be filed with the planning and development director and shall be accompanied by such data and information as may be prescribed by the planning commission so as to ensure the fullest practicable presentation of facts for the permanent

record. (2) The application shall only be filed by the owner of the property seeking a change of district, or by a person having a contract to buy such a property. In the event of a denial of such application, reapplication by the same applicant may be filed no less than 60 days following such denial. (3) To defray costs of proceedings prescribed herein, filing and publication fees shall be paid upon the filing of each application for a change of districts.

BACKUP DOCUMENTATION:

Staff Report Exhibit 1- Zoning Application Staff Report Exhibit 2- Vicinity Maps Staff Report Exhibit 3- Community Plan 2030 Preferred Land UseStaff Report Exhibit 4- Rezone ExhibitStaff Report Exhibit 5- Resolution ZO33-001