



STAFF REPORT

Planning Commission

REQUEST TO AMEND PD2005-007, KNOWN AS THE BRANSON HILLS PLANNED DEVELOPMENT, FOR THE PROPERTY LOCATED AT 297 BUCHANAN RD, BRANSON MISSOURI.

DATE: August 1, 2023

Initiated By: Planning and Development

Approved By:

Financial Impact: No Impact/Not Applicable

Community Plan 2030: LU-3: Infill & Redevelopment

File Number: PD23-000001

File Name: Planned Development Amendment to the Branson Hills PD

Applicant: Todd Chandler of Great River Engineering

Property Owner: Plaster Grandchildren Investments, LLC

Location: 297 Buchanan Rd, Branson, Missouri

Current Zoning: PD (Planned Development), Parcel 7: Out Parcels (To be added at a later date)

Proposed Zoning: PD (Planned Development), Parcel 8: Business/Warehouse

Community Plan 2023 Future Land Use Delegation: No land use designation assigned

Surrounding Zoning:

North (across Buchanan Rd): unincorporated Taney County

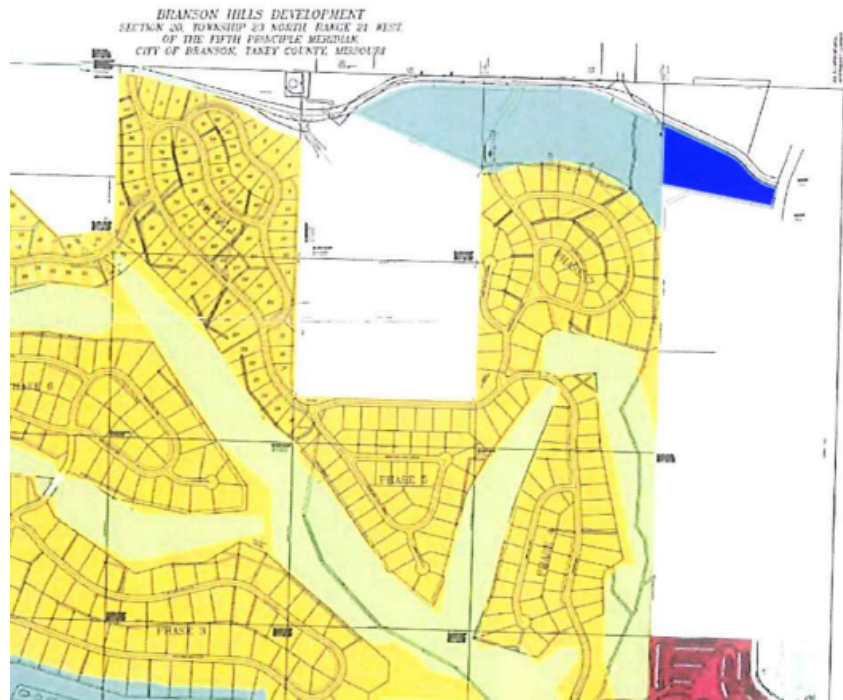
South: unincorporated Taney County

East (across SW Outer Rd and US Hwy 65): unincorporated Taney County

West: Planned Development, Parcel 1: Commercial

Existing Conditions: Undeveloped, vacant parcel

Request: The applicant is requesting an amendment to the Branson Hills Planned Development to accurately describe allowed land uses for a particular parcel within the planned development. The current PD doesn't designate any land uses for "Parcel 7"; the current PD simply states that the land use for Parcel 7 "is to be added at a later date". The proposed amendment will create "Parcel 8" – Commercial/Warehouse and will allow for the following uses within that parcel: Commercial (non-hazardous), self-storage (personal property), and light commercial business. The reasoning of creating a new parcel for the PD is due to the fact that Parcel 7 accounts for several tracts within the PD and the applicant is not ready at this time to assign land uses to the other areas labeled as Parcel 7.



PARCEL 1: COMMERCIAL		PARCEL 5: GREEN SPACE	
: COMMERCIAL / RETAIL (Town Center & Clubhouse)		PARCEL 6: GOLF COURSE	
PARCEL 3: MULTI FAMILY		PARCEL 7: OUT PARCELS	
PARCEL 3-1: TIMESHARE +/- 25.5 ACRES		TO BE ADDED AT LATER DATE	
PARCEL 4: SINGLE FAMILY		COMMERCIAL PARKWAY	
		PARCEL 8: BUSINESS	

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FACTS:

An application has been submitted by Todd Chandler of Great River Engineering on behalf of Shannon Crosley of HCW for approval of a Planned Development Amendment to PD05-007, known as Branson Hills PD, for the property located at 297 Buchanan Rd, Branson, Missouri to include Commercial (non-hazardous), self-storage (personal property), and light commercial business as permitted uses by right for Parcel 8. It is staff's understanding the property owner is anticipating construction of a self-storage facility on property located at 297 Buchanan Rd.

Staff Recommendation: Staff recommends approval of the PD amendment request.

DETAILED ANALYSIS:

Sec. 94-48. Planned development (PD).

(a) Purpose. This section is intended to encourage flexible development patterns that are not

specifically provided for in this chapter. It is the purpose of this section:

- (1) To promote and permit flexibility that will encourage innovative and imaginative approaches in land development and renewal that will result in a more efficient, aesthetic, desirable, and economic use of land while maintaining density and intensity of use consistent with the applicable adopted plans, regulations, and policies of the city;
 - (2) To promote development within the city that can be conveniently, efficiently, and economically served by existing local utilities and services or by their logical extension;
 - (3) To promote design flexibility including placement of buildings, use of open space, pedestrian and vehicular circulation systems to and through the site, and off-street parking areas in a manner that will best utilize potential on-site characteristics such as, topography, geology, geography, size and proximity;
 - (4) To provide for the preservation of historic or natural features where they are shown to be in the public interest, including but not limited to such features as: drainage ways, floodplains, existing topography or rock outcroppings, unique areas of vegetation, historic landmarks or structures;
 - (5) To provide for compatibility with the area surrounding the project site;
 - (6) To provide for usable and suitably located open space such as, but not limited to, bicycle paths, playground areas, courtyards, tennis courts, swimming pools, planned gardens, outdoor seating areas, outdoor picnic areas, and similar open space;
 - (7) To minimize adverse environmental impacts of development;
 - (8) To improve the design, quality and character of new development; and
 - (9) To provide compensating community benefits to offset any impacts of the development, and in recognition of design flexibility.
- (b) *Eligibility criteria.* All of the following criteria must be met for a project to be eligible to apply for PD approval.
- (1) Minimum lot size.
 - a. Projects located outside of the Downtown and Entertainment Districts must be a minimum of five acres.
 - b. Projects located within the Downtown or Entertainment Districts may be less than five acres provided the PD combines two or more parcels of land.
 - (2) *Consistency with comprehensive plan.* The proposed development shall be consistent with the Community Plan 2030 and any applicable geographic or specific plan including area, corridor, or neighborhood plans.

- (3) *Consistent with PD intent.* The proposed development shall be consistent with the intent and spirit of the PD purpose statement.
 - (4) *Economic impact.* The proposed development shall not impede the continued use, or development of, surrounding properties for uses permitted in this chapter or planned for in the Community Plan 2030.
 - (5) *Unified control.* The entire area of the proposed development shall be under single ownership or unified control, such that there is a single entity having responsibility for completing the entire project. This provision shall not prohibit a transfer of ownership or control, provided that a unified ownership remains.
 - (6) *Public benefit.* A recognizable and material benefit will be realized by both the future residents and the city as a whole through the establishment of a PD, where such benefit would otherwise be infeasible or unlikely.
 - (7) *Preservation of site features.* Long-term conservation of natural, historical, architectural, or other significant features or open space will be achieved, where such features would otherwise be destroyed or degraded by development as permitted by the underlying zoning district.
 - (8) *Sufficient land area for proposed uses.* Sufficient land area has been provided to comply with all applicable regulations of this chapter to adequately serve the needs of all permitted uses in the PD projects, and to ensure compatibility between uses and the surrounding neighborhood.
- (c) *Dimensional and development standards.* The following dimensional and development standards shall apply to all PDs:
- (1) *Overlay district.* A PD shall be an overlay district and shall be applied over an underlying zone district. When a site contains land that is in more than one zoning district, the allowed residential and conditional uses at the required minimum and maximum densities, if applicable, shall be proportionate to the land within the development site devoted to each zoning district.
 - (2) *Setbacks.* Setbacks from the exterior boundary line of the PD shall be comparable to, or compatible with, those of the existing development on adjacent properties. If adjacent properties are undeveloped, setbacks shall match the underlying zoning or the projections of the Community Plan 2030.
 - (3) *Permitted uses.* PD uses shall be limited to those allowed either as permitted, accessory, or special use in the underlying zone district.
 - (4) *Use standards.* Use standards as described in this chapter shall be applicable to PD projects.

Sec. 94-61. - Use and structure standards.

- (6) *Self-storage.*
 - a. *Site layout.*

- (i) The minimum lot area shall be three acres.
 - (ii) If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.
- b. *Operation.*
 - (i) The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage. Storage bays shall not be used to manufacture, fabricate or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.
 - (ii) Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.
 - (iii) No more than one security or caretaker quarters may be developed on the site, and shall be integrated into the building's design. Except as otherwise authorized in this subsection, all property stored on the site shall be enclosed entirely within enclosed buildings.
 - (iv) Hours of public access to a self-storage use abutting a residential zoning district or existing residential use shall be restricted to the hours between 6:00 a.m. and 10:00 p.m.

BACKUP DOCUMENTATION:

Staff Report Exhibit 1- Application

Staff Report Exhibit 2- Vicinity Maps

Staff Report Exhibit 3- Amended Branson Hills Planned Development Land Use Regulations-
Redline Version

Staff Report Exhibit 4- Amended Branson Hills Planned Development Land Use Regulations

Staff Report Exhibit 5- Revised Zoning Map