

# == NOTICE OF MEETING ==

## PLANNING COMMISSION

VIRTUAL MEETING NOTICE 610.020(1) RSMo

*Regular Meeting – August 4, 2020 – 7:00 p.m.*

Council Chambers – Branson City Hall – 110 W. Maddux Street

This meeting will be held virtually due to the COVID-19 virus and the recommendations of the Centers for Disease Control along with the State and City Emergency Proclamations that are in effect. The Planning Commission and City Staff will be joining the meeting on an online platform. The public may view and listen to the meeting, and submit comments through links on the City of Branson’s website.

City of Branson website: [www.bransonmo.gov](http://www.bransonmo.gov)

View & listen to meeting link: <http://bransonmo.gov/livestream>

Submit Public Comments & discussion link: <http://bransonmo.gov/PublicComment>

## AGENDA

### CALL TO ORDER

### ROLL CALL

### PUBLIC COMMENTS

### REGULAR AGENDA ITEMS

- 1) Approve Minutes
  - a) July 7, 2020 Regular Meeting

### OLD BUSINESS

### PUBLIC HEARING AGENDA ITEMS

- 2) Request for a Zoning Change from Community Commercial (CC) to High Density Residential (HDR) Zoning for the Property Located at 340 Gretna Road, Branson, Missouri.

### COMMISSIONER AND STAFF REPORTS

### ADJOURN

[Powerpoint]

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*Where Values are the Difference*

**AUGUST: Volunteerism**

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For more information please visit [www.bransonmo.gov](http://www.bransonmo.gov) or contact:

Lisa Westfall, City Clerk, 417-337-8522

Posted: July 28, 2020

At: \_\_\_\_\_ By: \_\_\_\_\_

Page 1 of 1

**PLANNING COMMISSION  
REGULAR MEETING**

July 7, 2020  
7:00 PM  
Council Chambers

**CALL TO ORDER**

**ROLL CALL**

Commissioners Present: Commissioners Davis, Howden, Loyd, Nichols, O’Day, Romine, Seay, Vice-Chairperson Pinkley and Chairperson Harris

Commissioners Absent: Commissioners Richards

Staff Present: Joel Hornickel Planning & Development Director  
Chris Lebeck City Attorney  
Randy Fogle Division Fire Chief of Technical Services  
Tara Norback Utilities Plan Reviewer

**PUBLIC COMMENTS**

None.

**REGULAR AGENDA ITEMS**

**1. Approve Minutes**

- a) May 5, 2020 Regular Meeting
- b) June 2, 2020 Study Session
- c) June 2, 2020 Regular Meeting

MOTION:

Motion by Commissioner Loyd and seconded by Commissioner Davis to approve the May 5, 2020 and June 2, 2020 minutes as presented by staff. Motion unanimously carried.

**2. Election for Chairperson and Vice-Chairperson.**

- a) Chairperson.  
Nomination(s): Clark Harris  
Clark Harris was elected to remain Chairperson with nine votes.

b) Vice-chairperson.

Nomination(s): Bob Nichols and Rick Davis

Rick Davis was elected as Vice-Chairperson with seven votes, Bob Nichols received two votes.

**OLD BUSINESS**

**3. Request for High Density Residential (HDR) Zoning for the Property Located at 135 Lake Front Drive, Branson, Missouri.**

**Project No. ZO20-3 (20-000003)**

**Owner/Applicant: Cabana Homes, LLC/Darrell Hanson**

Speakers: None

MOTION:

Motion by Commissioner Romine and seconded by Commissioner Howden to approve Resolution ZO20-3 as presented.

AYES: Commissioners Davis, Howden, Loyd, Nichols, O’Day, Romine, Seay, Vice-Chairperson Pinkley and Chairperson Harris

NOES: None

ABSTAIN: None

ABSENT: Commissioner Richards

Motion to approve Resolution ZO20-3 carried with a 9-0 vote.

**4. Request for a Special Use Permit to Allow a Telecommunications Tower within the Property Located at 1972 State Highway 165, Branson, Missouri.**

**Project No. SU20-4 (20-000004)**

**Owner/Applicant: Champagne 165 Properties, LLC/Telecom Realty Consultants, LLC**

Speakers: Mr. Paul Wrablica

MOTION:

Motion by Commissioner Nichols and seconded by Commissioner Howden to approve Resolution SU20-41 as presented.

AYES: Commissioners Davis, Howden, Loyd, Nichols, O’Day, Romine, Seay, Vice-Chairperson Pinkley and Chairperson Harris

NOES: None

ABSTAIN: None

ABSENT: Commissioner Richards

Motion to approve Resolution SU20-4 carried with a 9-0 vote.

**5. Request for Municipal Code Amendments to Chapter 94 - Zoning.  
Project No. 20-12.1 (20-01200001)  
Initiating Department: Planning & Development**

MOTION:

Motion by Commissioner Davis and seconded by Commissioner Romine to approve Resolution 20-12.1 as presented.

AYES: Commissioners Davis, Howden, Loyd, Nichols, O’Day, Romine, Seay, Vice-Chairperson Pinkley and Chairperson Harris  
NOES: None  
ABSTAIN: None  
ABSENT: Commissioner Richards

Motion to approve Resolution 20-12.1 carried with a 9-0 vote.

**PUBLIC HEARING AGENDA ITEMS**

**6. Request to Amend the Special Use Permit to Operate a Restaurant with a Drive-Thru within the Property Located at 1715 West 76 Country Boulevard, Branson, Missouri.  
Project No. SU20-5 (SU20-000005)  
Owner/Applicant: JHW Trust/Todd Chandler**

Speakers: Mr. Todd Chandler and Mr. Chris Richard

MOTION:

Motion by Commissioner Loyd and seconded by Commissioner Seay to approve Resolution SU20-5 as presented.

AYES: Commissioners Davis, Howden, Loyd, Nichols, O’Day, Romine, Seay, Vice-Chairperson Pinkley and Chairperson Harris  
NOES: None  
ABSTAIN: None  
ABSENT: Commissioner Richards

Motion to approve Resolution SU20-5 carried with a 9-0 vote.

**7. Request for a Special Use Permit to Operate a Campground and Vehicle Park within the Property Located at 2527 State Highway 248, Branson, Missouri.  
Project No. SU20-6 (SU20-000006)  
Owner/Applicant: US Flanson Cultural Entertainment, LLC/Michael Mairot**

Speakers: Mr. John Manning and Mr. Mike Rairot

MOTION:

Motion by Commissioner Howden and seconded by Commissioner Nichols to approve Resolution SU20-6 as presented.

AYES: Commissioners Howden and Nichols  
NOES: Commissioners Davis, Loyd, O'Day, Romine, Seay, Vice-Chairperson Pinkley and Chairperson Harris  
ABSTAIN: None  
ABSENT: Commissioner Richards

Motion to approve Resolution SU20-6 failed with a 2-7 vote.

**8. Request for High Density Residential (HDR) Zoning for the Property Located at 150 Gunner Hill Lane, Branson, Missouri.  
Project No. ZO20-2 (ZO20-000002)  
Owner/Applicant: Table Rock at Branson, Inc/Todd Chandler**

Speakers: None

MOTION:

Motion by Commissioner Seay and seconded by Commissioner Romine to approve Resolution ZO20-2 as presented.

AYES: Commissioners Davis, Howden, Loyd, Nichols, O'Day, Romine, Seay, Vice-Chairperson Pinkley and Chairperson Harris  
NOES: None  
ABSTAIN: None  
ABSENT: Commissioner Richards

Motion to approve Resolution ZO20-2 carried with a 9-0 vote.

**COMMISSIONER & STAFF REPORTS**

Mr. Hornickel stated they would be conducting interviews for the open Planner position the following week.

**ADJOURN**

Motion by Commissioner Nichols, seconded by Commissioner Davis, and unanimously carried to adjourn the meeting at 8:52 PM.

\_\_\_\_\_  
Clark Harris, Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Joel Hornickel, Planning & Development Director

\_\_\_\_\_  
Date

DRAFT

**Branson Planning Commission  
Staff Report and Recommendation  
Project No. ZO20-4 (20-000004)**

**LOCATON:** 340 GRETNA ROAD

**OWNER/APPLICANT:** ELEVATE BRANSON/BRYAN STALLINGS

**ITEM/SUBJECT:** REQUEST FOR A ZONING CHANGE FROM COMMUNITY COMMERCIAL (CC) TO HIGH DENSITY RESIDENTIAL (HDR) ZONING FOR THE PROPERTY LOCATED AT 340 GRETNA ROAD, BRANSON, MISSOURI.

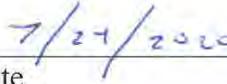
**DATE:** AUGUST 4, 2020

**INITIATING DEPARTMENT:** PLANNING & DEVELOPMENT

**COMMUNITY PLAN 2030:** LU 5.3. *Zone all un-zoned properties within city limits.*

**APPROVED BY:**

  
\_\_\_\_\_  
Director of Planning & Development

  
\_\_\_\_\_  
Date

**STAFF REPORT:**

A request has been received from Bryan Stallings on behalf of Elevate Branson requesting a zoning change from Community Commercial (CC) to High Density Residential (HDR) zoning for property located at 340 Gretna Road. This property is located on the east side of Gretna Road, approximately 500 feet west of Francis Street. It is approximately 4.7 acres more or less and is currently undeveloped. It should be noted that the property to the south is also owned by Elevate Branson (formerly known as Jesus Was Homeless), and it serves as their central campus.

The applicant's intent is to develop affordable housing and accessory uses within the subject property through multiple phases. The first phase is proposed to include approximately 24, 400 square foot modular homes, an art and woodworking studio, and community and outdoor spaces. Based on the proposed type of structures and their density, High Density Residential (HDR) zoning will most closely align.

The Community Plan 2030's Preferred Land Use Plan (Figure 10) shows Core Entertainment for the subject property. However, due to its proximity to a seam of Medium Density Residential to the east, staff is supportive of the request as the expansion of residential uses in this area is needed and will not have a negative effect on the surrounding commercial and entertainment uses.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution ZO20-4.

**COMMENTS:**

No additional comments were provided by any other departments relating to the applicant's request.

**ATTACHED INFORMATION:**

- 1) Application
- 2) Vicinity Maps
- 3) Preferred Future Land Use Plan (Figure 10)

## PLANNING & DEVELOPMENT DEPARTMENT

PLANNING & ZONING | BUILDING PERMITS | SIGN PERMITS



**Zoning - Zoning Change**  
**Address:** 340 GRETNA RD  
**Description:** New Housing Development

**ZO20-000004**  
Application Date: 06/22/2020

### Application Information\*:

Applicant Name	Bryan Stallings
Applicant Email	bryan.stallings@elevatebranson.org
Applicant Address	137B Lakehills Drive Branson MO 65616
Applicant Company Name	Elevate Branson
Applicant Company Address	1440 State Hwy 248 Suite Q-442 Branson MO 65616
Applicant Home Phone	(417) 335-9915
Applicant Cell Phone	(417) 294-1300
Applicant Work Phone	(417) 335-9915
Are you the property owner?	Yes
Would you like to add additional team members?	No
zoning district	Community Commercial
Requested Change	High Density Residential
Current use of property	Vacant
Proposed use of property	Affordable Housing Development
Are there deed restrictions?	No

\* Only fields that were populated are shown

### Documents:

Applicant Signature: [signature.png](#)

Document: [Legal Description.docx](#)

Email: [Blank Email Template.htm](#)

Email: [Blank Email Template.htm](#)

Document: [NN List 340 Gretna.xlsx](#)

Document: [Legal proof - 340 Gretna Rd.pdf](#)

Email: [Planning Application Payment Required.htm](#)

Email: [Print Application - Public Works/Engineering.htm](#)

Attach a recent copy of the Warranty Deed/Deed of Trust: [Elevate Branson 5 Acres Warranty Deed.pdf](#)

Attach property owner acknowledgement and notarization: [Property Owner Notarized Form.pdf](#)

# VICINITY MAPS - AERIAL



**Legend**

- Sanitary Sewer Manholes
- Liftstation
- Sewer Gravity Mains
- Sewer Pressurized Mains
- ◆ Water Hydrants
- ▲ Water System Valves
- Water Mains
- STORM INLET STRUCTURES
- ▼ STORM INTAKE STRUCTURES
- STORM OUTFALL STRUCTURES
- STORM\_SEWER\_PIPE
- DISTRIBUTION
- TRANSMISSION

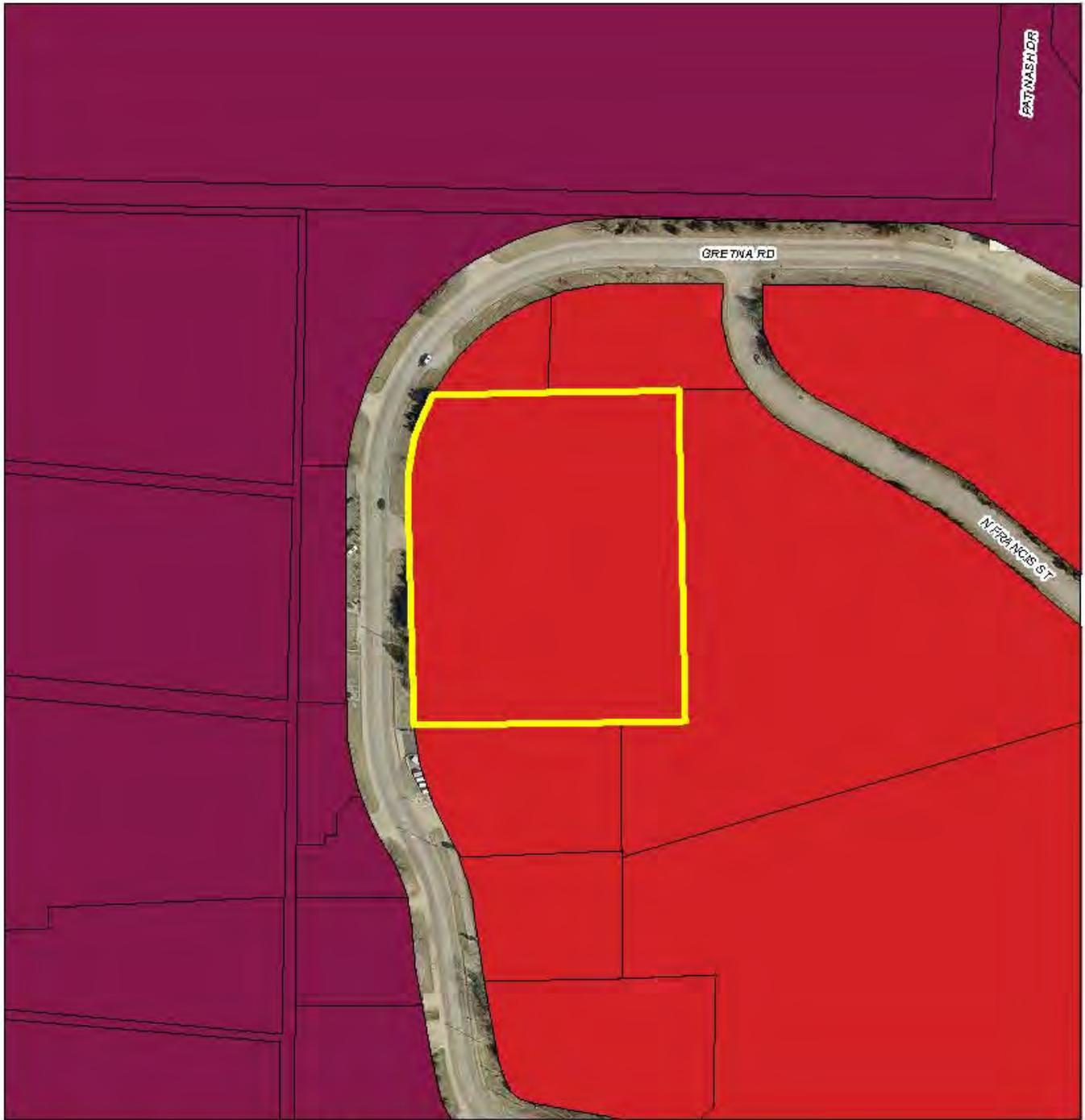


1 inch = 200 feet

City of Branson  
Planning & Development  
Date: 6/26/2020

## 340 Gretna Rd

# VICINITY MAPS - CURRENT ZONING



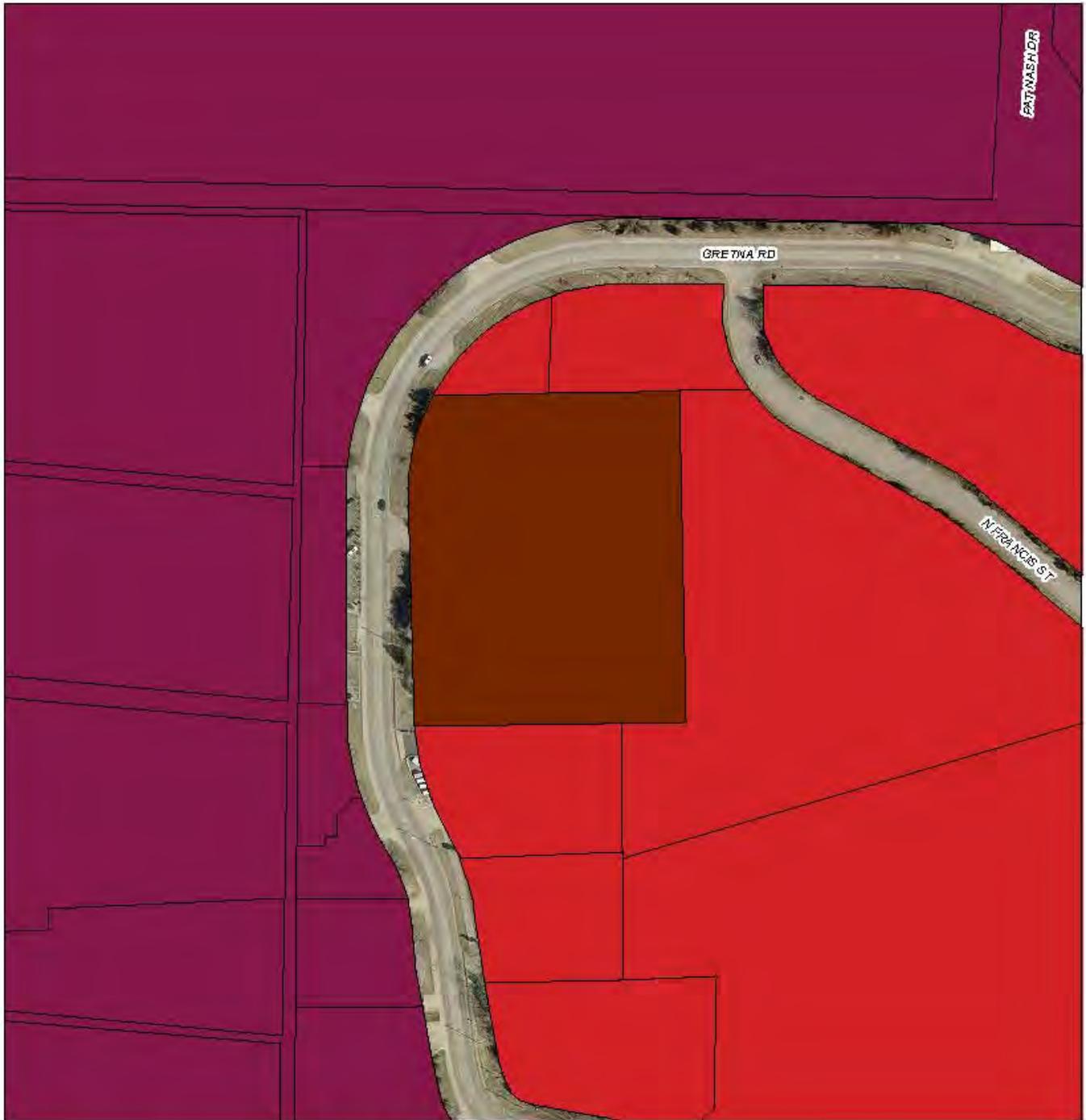
1 inch = 200 feet

City of Branson  
 Planning & Development  
 Date: 6/26/2020

## 340 Gretna Rd

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

# VICINITY MAPS - PROPOSED ZONING



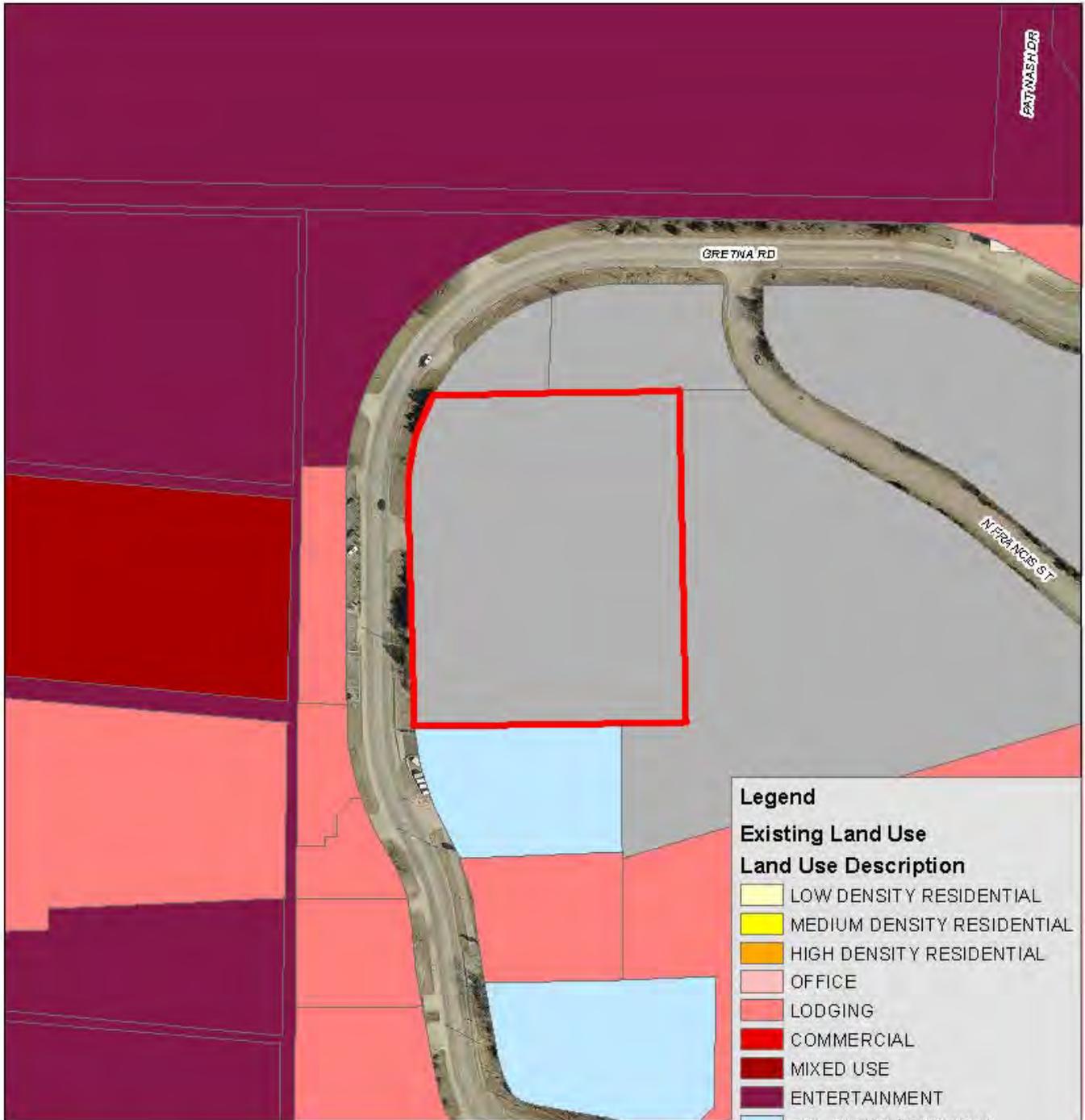
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City of Branson  
 Planning & Development  
 Date: 6/26/2020

## 340 Gretna Rd

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

# VICINITY MAPS - EXISTING LAND USE



1 inch = 200 feet

City of Branson  
 Planning & Development  
 Date: 6/26/2020

## 340 Gretna Rd

### Legend

#### Existing Land Use

#### Land Use Description

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OFFICE
- LODGING
- COMMERCIAL
- MIXED USE
- ENTERTAINMENT
- RELIGIOUS ASSEMBLY
- HEALTH CARE
- INSTITUTIONAL
- INDUSTRIAL
- RECREATION
- OPEN SPACE
- AGRICULTURAL
- UTILITIES
- VACANT
- TANEY COUNTY

**VICINITY MAPS - ORTHOMETRIC VIEWS**



**VIEW FROM THE NORTH**



**VIEW FROM THE EAST**

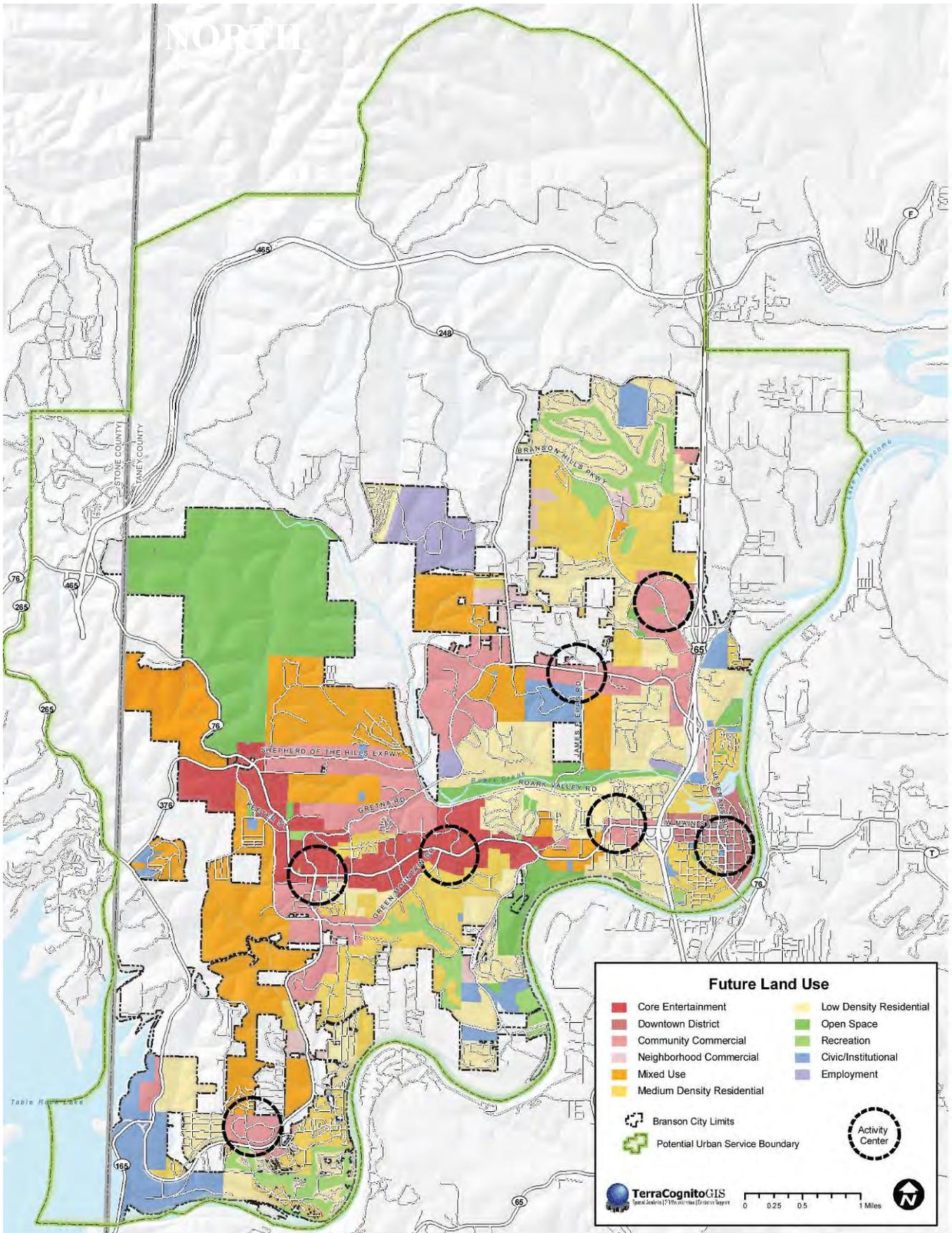


**VIEW FROM THE SOUTH**



**VIEW FROM THE WEST**

# PREFERRED FUTURE LAND USE PLAN



**PLANNING COMMISSION**

**RESOLUTION NO. ZO20-4 (20-000004)**

**A PLANNING COMMISSION RESOLUTION RECOMMENDING APPROVAL OF A ZONING CHANGE FROM COMMUNITY COMMERCIAL (CC) TO HIGH DENSITY RESIDENTIAL (HDR) ZONING FOR THE PROPERTY LOCATED AT 340 GRETNA ROAD, BRANSON, MISSOURI.**

**WHEREAS**, a request has been initiated by Bryan Stallings on behalf of Elevate Branson for approval of a zoning change from Community Commercial (CC) to High Density Residential (HDR) zoning for the property located at 340 Gretna Road, legally described as follows:

ALL THAT PART OF THE WEST HALF (W½) OF LOT TWO (2) OF THE NORTHEAST FRACTIONAL QUARTER (NEFRL¼) IN SECTION TWO (2), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE TWENTY-TWO (22) WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1608.26 FEET WEST AND 377.88 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°46' WEST 433.22 FEET TO THE EASTERLY RIGHT-OF-WAY OF A PUBLIC ROAD (GRETNA ACCESS ROAD); THENCE NORTH 8°11.5' WEST ON A 19.4862 DEGREE CURVE TO THE RIGHT 40.11 FEET; THENCE NORTH 0°14' WEST 308.35 FEET; THENCE ON A 20.4608 DEGREE CURVE TO THE RIGHT 160.24 FEET; THENCE NORTH 89°46' EAST 391.38 FEET; THENCE SOUTH 0°14' EAST 500 FEET TO THE POINT OF BEGINNING; ALL IN TANEY COUNTY, MISSOURI.

**WHEREAS**, the Zoning Regulations for the City of Branson, Missouri, require a Public Hearing before the Planning Commission for approval of a zoning change; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on August 4, 2020, at 7:00 PM in the Council Chambers located at 110 W. Maddux Street, Branson, Missouri; and,

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

**BE IT THEREFORE RESOLVED**, that the Planning Commission for the City of Branson hereby recommends approval of a zoning change from Community Commercial (CC) to High Density Residential (HDR) zoning for the property located at 340 Gretna Road, Branson, Missouri.

**DONE THIS 4<sup>TH</sup> DAY OF AUGUST 2020**, BY THE PLANNING COMMISSION FOR THE CITY OF BRANSON, MISSOURI.

\_\_\_\_\_  
Clark Harris - Chairman

ATTEST:

\_\_\_\_\_  
Joel Hornickel – Planning and Development Director

# PLANNING COMMISSION

August 4, 2020

**ROLL CALL**

# **PUBLIC COMMENTS**

# **REGULAR AGENDA ITEMS**

# 1) Approve Minutes

(a) Planning Commission Regular Meeting

(July 7, 2020)

**OLD BUSINESS**

## 2) ZONING CHANGE

### 340 GRETNA ROAD

- Owner (Applicant): Elevate Branson (Bryan Stallings)
- Current Zoning: Community Commercial (CC)
- Applicant's Request: Change zoning to High Density Residential (HDR)

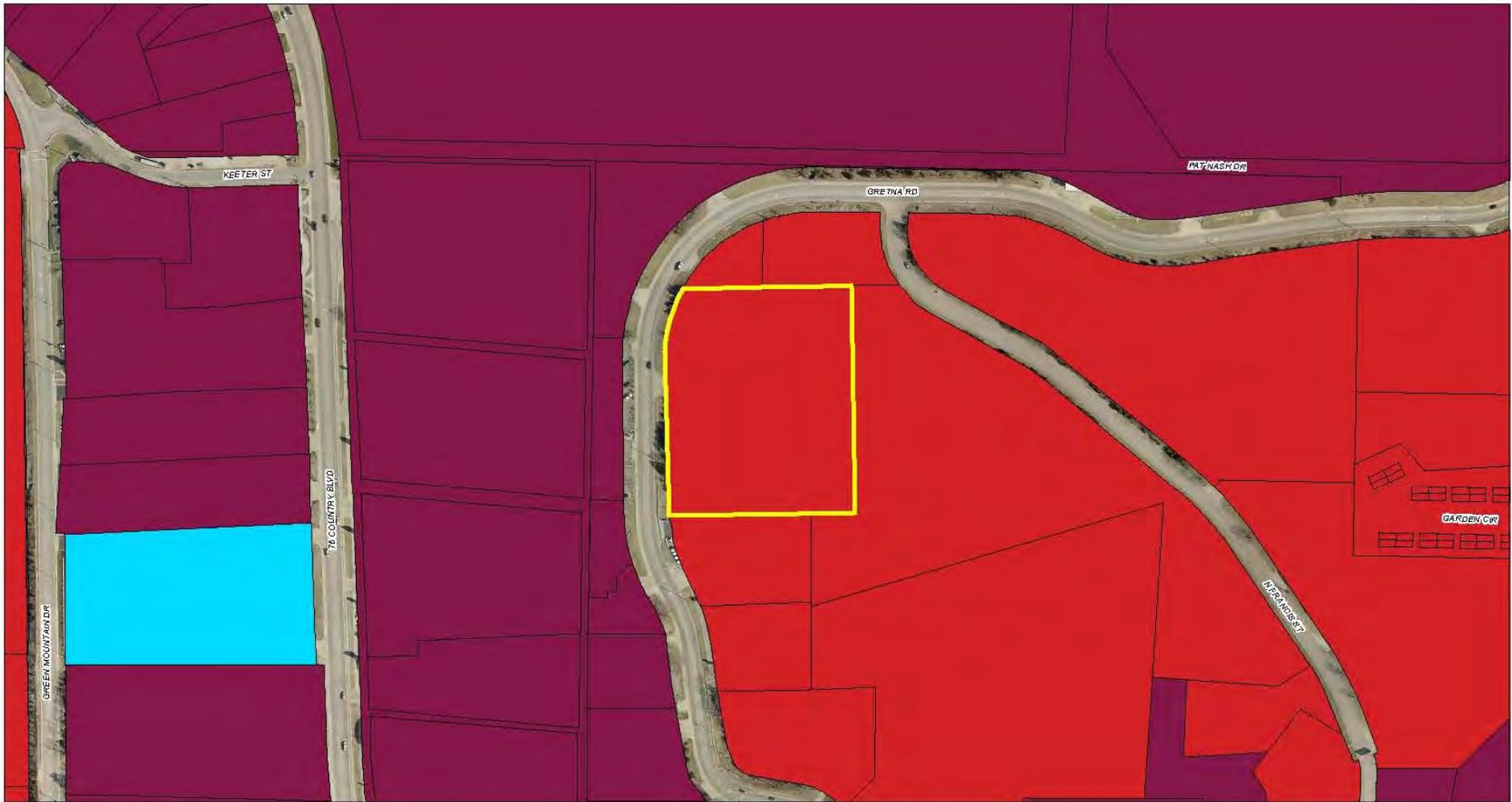




**340 Gretna Rd**

Legend	
	Sanitary Sewer Manholes
	Liftstation
	Sewer Gravity Mains
	Sewer Pressurized Mains
	Water Hydrants
	Water System Valves
	Water Mains
	STORM INLET STRUCTURES
	STORM INTAKE STRUCTURES
	STORM OUTFALL STRUCTURES
	STORM_SEWER_PIPE
	DISTRIBUTION
	TRANSMISSION

**1 inch = 200 feet**  
 City of Branson  
 Planning & Development  
 Date: 6/26/2020



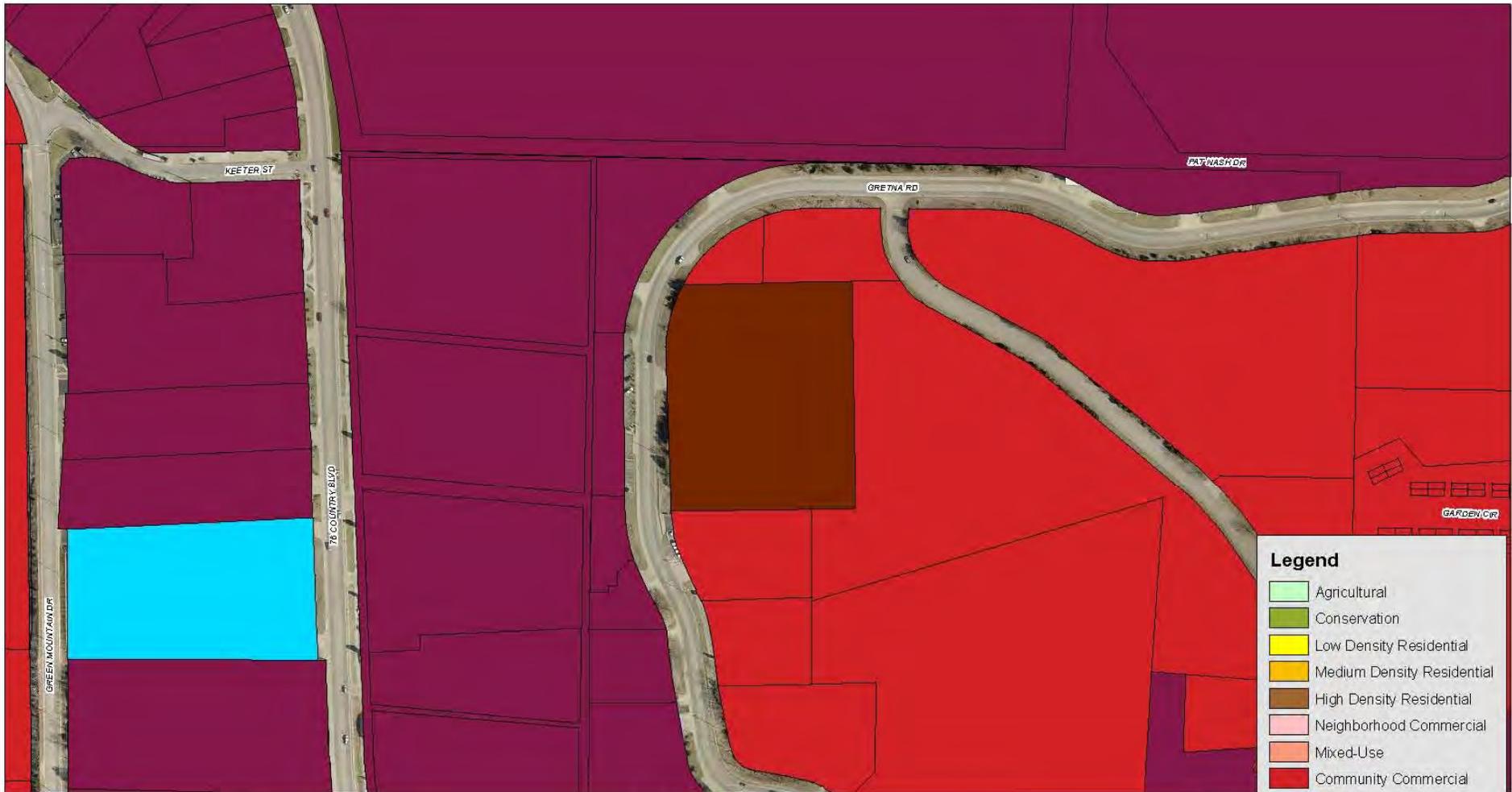
**340 Gretna Rd**



1 inch = 200 feet

City of Branson  
 Planning & Development  
 Date: 6/26/2020

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



**340 Gretna Rd**

**Legend**

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

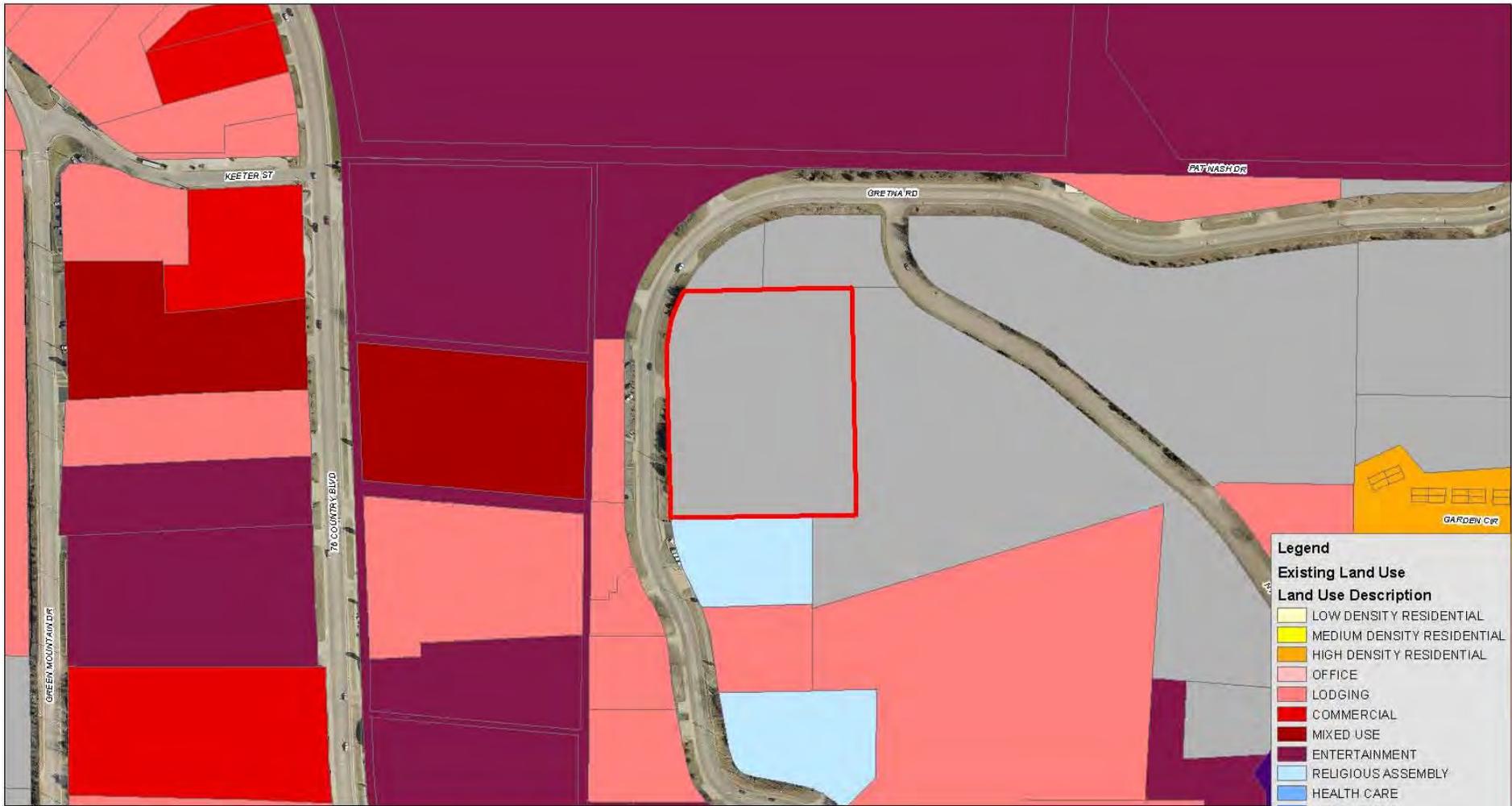
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1 inch = 200 feet

City of Branson  
Planning & Development

Date: 6/26/2020



**Legend**

**Existing Land Use**

**Land Use Description**

[Light Yellow]	LOW DENSITY RESIDENTIAL
[Yellow]	MEDIUM DENSITY RESIDENTIAL
[Orange]	HIGH DENSITY RESIDENTIAL
[Light Pink]	OFFICE
[Pink]	LODGING
[Red]	COMMERCIAL
[Dark Red]	MIXED USE
[Purple]	ENTERTAINMENT
[Light Blue]	RELIGIOUS ASSEMBLY
[Blue]	HEALTH CARE
[Dark Blue]	INSTITUTIONAL
[Green]	INDUSTRIAL
[Light Green]	RECREATION
[Dark Green]	OPEN SPACE
[Light Green]	AGRICULTURAL
[Grey]	UTILITIES
[Light Grey]	YACANT
[White]	TANEY COUNTY

N



1 inch = 200 feet

City of Branson  
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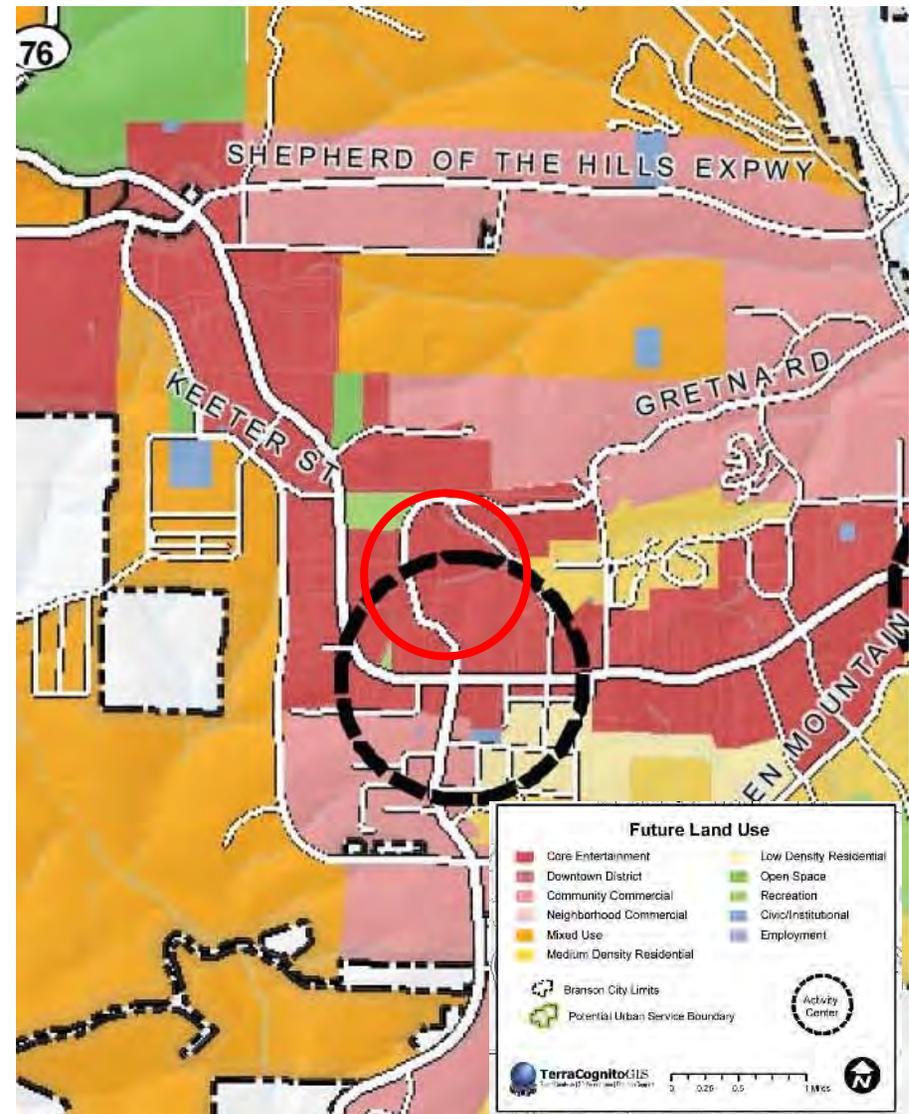
**340 Gretna Rd**

## 2) ZONING CHANGE



## 2) ZONING CHANGE

- Intent for request:
  - Affordable housing
    - 24 – 400 SF modular homes
  - Accessory uses
    - Art & woodworking studio
    - Community/open spaces
- HDR closely aligns with intent
  - Type of structures
  - Density of development
- Community Plan 2030
  - Future Land Use Plan shows Core Entertainment
  - Staff supports request due to MDR in proximity and it not having a negative effort on surrounding commercial & entertainment uses



## 2) ZONING CHANGE

**STAFF RECOMMENDS APPROVAL.**

# **COMMISSIONER & STAFF REPORTS**

**ADJOURNMENT**

