

BILL NO. 2883

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A ZONING CHANGE FROM 'C' COMMERCIAL TO 'PD' PLANNED DEVELOPMENT AND APPROVING LAND USE REGULATIONS FOR PLANNED DEVELOPMENT PD-2004-001 FOR PROPERTY LOCATED ADJACENT TO BRANSON HILLS PARKWAY, KNOWN AS BRANSON HILLS PLAZA, BRANSON, MISSOURI**

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WHEREAS, the City of Branson by Ordinance No. 682 adopted and established certain zoning districts and classifications for the City of Branson; and

WHEREAS, Sections 89.010 to 89.060, RSMo., as amended, provides that a city of the fourth class may amend and change from time to time the boundaries of zoning districts; and

WHEREAS, notice of the proposed change in zoning was published in the Branson Daily News no less than fifteen days prior to public hearing before the Planning and Zoning Commission of the City of Branson; and

WHEREAS, the Branson Planning and Zoning Commission held a public hearing on July 6, 2004 and recommends approval of the Land Use Regulations for PD-2004-001 and the zoning change from "C" Commercial to "PD" Planned Development for property located adjacent to Branson Hills Parkway, known as Branson Hills Plaza, Branson, Missouri.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, THE FOLLOWING:**

**Section 1.** The tract of land situated in Branson, Missouri, and as described on Exhibit 'A', is hereby rezoned as Planned Development Number PD-2004-001, subject to the Land Use Regulations, which are attached hereto as Exhibit 'B' and incorporated herein by reference and are made a part hereof as if set forth herein.

**Section 2.** The Official Zoning Map of the City of Branson is hereby amended in respect to the changes in the zoning district of the area described above, and that Title IV of the Branson Municipal Code is hereby amended to add the Land Use Regulations, attached hereto as Exhibit 'B' and incorporated herein by reference, as the land use regulations for the area described above.

**Section 3. Severability Clause.** If any section, subsection, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or major sections, sentences, clauses or phrases be declared invalid.

**Section 4:** This ordinance shall be in full force and effect from and after its passage and approval.

Read this first time on this \_\_\_ day of \_\_\_\_, 2004.

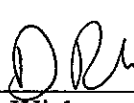
Read this second time, passed, and truly agreed to by the Board of Aldermen of the City of Branson, Missouri, on this \_\_\_ day of \_\_\_\_, 2004.

\_\_\_\_\_  
Louis E. Schaefer - Mayor

ATTEST:

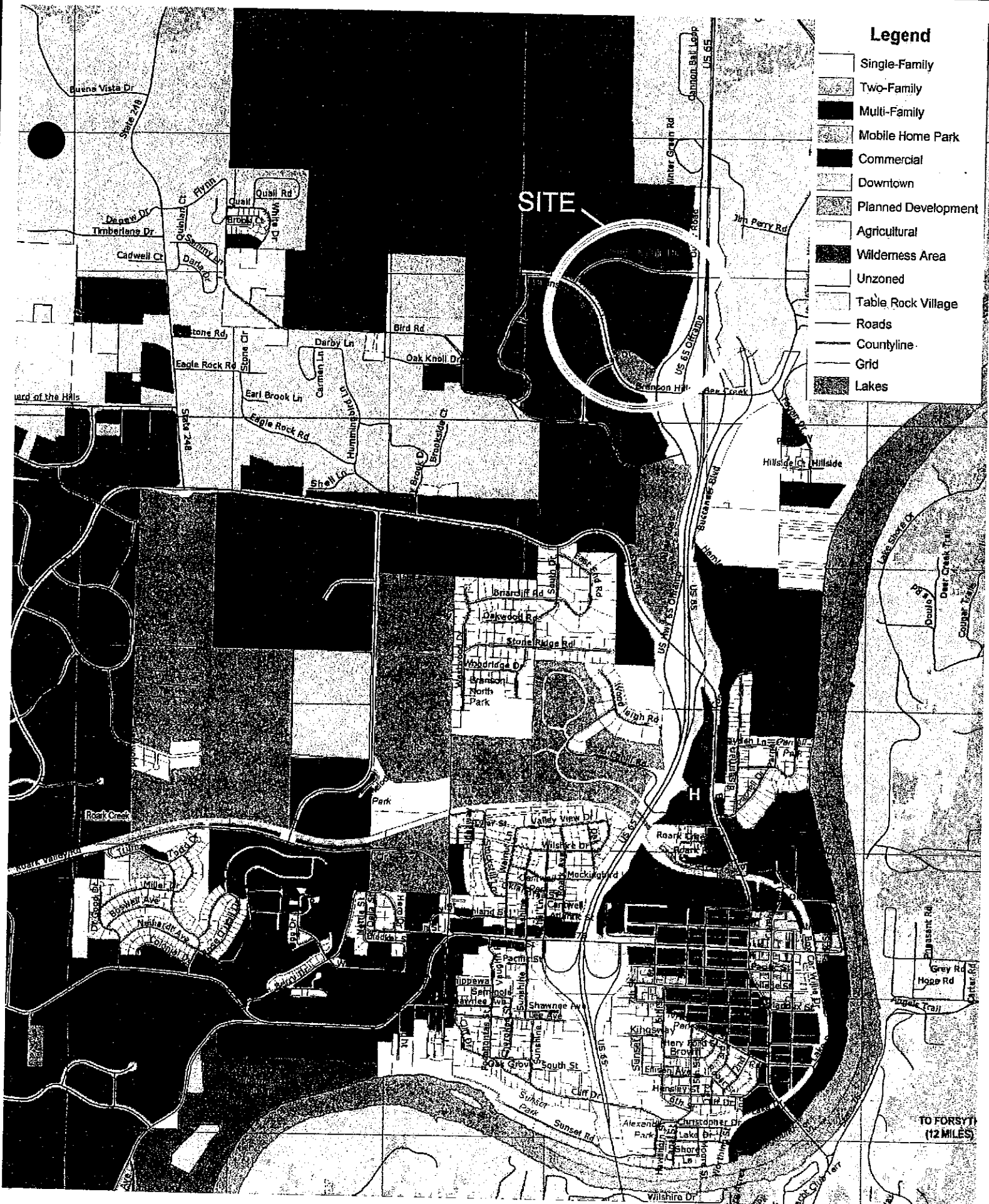
APPROVED AS TO FORM:

\_\_\_\_\_  
Sandra L. Williams, C.M.C.  
City Clerk

  
\_\_\_\_\_  
Dan Wichmer  
City Attorney

**EXHIBIT 'A'**  
**Legal Description**

ALL OF LOTS 15, 16, 16-1, 16-3, 17 AND 18, BRANSON HILLS SUBDIVISION TO THE CITY OF BRANSON, TANEY COUNTY, MISSOURI, PER THE RECORDED PLAT THEREOF IN PLAT BOOK/SLIDE "D", AT PAGES 414 THRU 432 OF THE LAND RECORDS OF TANEY COUNTY, MISSOURI. TOGETHER WITH: THE COMMON AREA LYING SOUTH OF AND ADJACENT TO LOT 16-1 AND LOT 18 OF SAID BRANSON HILLS SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 16-1; THENCE SOUTH 87°27'29" EAST ALONG THE SOUTH LINE OF LOT 16-1, A DISTANCE OF 429.77 FEET TO THE MOST WESTERLY CORNER OF LOT 18; THENCE SOUTH 57°03'28" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 18, A DISTANCE OF 518.08 FEET TO THE MOST SOUTHERLY CORNER OF LOT 18, POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 65; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING: SOUTH 68°20'07" WEST, A DISTANCE OF 130.13 FEET; THENCE SOUTH 13°30'07" EAST, A DISTANCE OF 81.46 FEET TO THE NORTHEAST CORNER OF LOT 20, BRANSON HILLS SUBDIVISION; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 55°39'49" WEST ALONG THE NORTHEASTERLY LINE OF LOTS 20 AND 19, A DISTANCE OF 508.72 FEET; THENCE NORTH 83°51'47" WEST, A DISTANCE OF 318.93 FEET TO THE NORTHWEST CORNER OF LOT 19, POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF BRANSON HILLS PARKWAY; THENCE NORTHWESTERLY WITH SAID RIGHT-OF-WAY, ALONG A SEGMENT OF A NON-TANGENT 3.4936 DEGREE CURVE TO THE RIGHT, HAVING A RADIUS OF 1640.00 FEET, AN ARC DISTANCE OF 97.44 FEET (SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 13°21'55" WEST, 97.42 FEET); THENCE NORTH 11°39'47" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.51 FEET, TO THE POINT OF BEGINNING. THIS ENTIRE TRACT CONTAINS 42.27 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



**Legend**

- Single-Family
- Two-Family
- Multi-Family
- Mobile Home Park
- Commercial
- Downtown
- Planned Development
- Agricultural
- Wilderness Area
- Unzoned
- Table Rock Village
- Roads
- Countyline
- Grid
- Lakes

**SITE**

TO FORSYTH  
(12 MILES)

**ZONING MAP**

**PLANNING AND ZONING COMMISSION**

**RESOLUTION NO. P-2004-021**

**A PLANNING COMMISSION RECOMMENDING APPROVAL OF A CHANGE IN ZONING FROM "C" COMMERCIAL TO "PD" PLANNED DEVELOPMENT FOR PROPERTIES TO BE KNOWN AS BRANSON HILLS PLAZA OFF OF BRANSON HILLS PARKWAY, BRANSON, MO.**

WHEREAS, in order to regulate and restrict the use and improvement of lands and the location, type, construction and use of building improvements located within the City; to promote the general welfare, public safety and health; and to preserve personal and property rights; all lots, parcels and tracts of land located within the City, together with any and all building improvements located thereon, shall be zoned; and,

WHEREAS, it is necessary for the City of Branson to zone annexed property known as Branson Hills Plaza, and legally described as follows:

**ALL OF LOTS 15, 16, 16-1, 16-3, 17 AND 18, BRANSON HILLS SUBDIVISION TO THE CITY OF BRANSON, TANEY COUNTY, MISSOURI, PER THE RECORDED PLAT THEREOF IN PLAT BOOK/SLIDE "D", AT PAGES 414 THRU 432 OF THE LAND RECORDS OF TANEY COUNTY, MISSOURI. TOGETHER WITH: THE COMMON AREA LYING SOUTH OF AND ADJACENT TO LOT 16-1 AND LOT 18 OF SAID BRANSON HILLS SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 16-1; THENCE SOUTH 87°27'29" EAST ALONG THE SOUTH LINE OF LOT 16-1, A DISTANCE OF 429.77 FEET TO THE MOST WESTERLY CORNER OF LOT 18; THENCE SOUTH 57°03'28" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 18, A DISTANCE OF 518.08 FEET TO THE MOST SOUTHERLY CORNER OF LOT 18, POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 65; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING: SOUTH 68°20'07" WEST, A DISTANCE OF 130.13 FEET; THENCE SOUTH 13°30'07" EAST, A DISTANCE OF 81.46 FEET TO THE NORTHEAST CORNER OF LOT 20, BRANSON HILLS SUBDIVISION; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 55°39'49" WEST ALONG THE NORTHEASTERLY LINE OF LOTS 20 AND 19, A DISTANCE OF 508.72 FEET; THENCE NORTH 83°51'47" WEST, A DISTANCE OF 318.93 FEET TO THE NORTHWEST CORNER OF LOT 19, POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF BRANSON HILLS PARKWAY; THENCE NORTHWESTERLY WITH SAID RIGHT-OF-WAY, ALONG A SEGMENT OF A NON-TANGENT 3.4936 DEGREE CURVE TO THE RIGHT, HAVING A RADIUS OF 1640.00 FEET, AN ARC DISTANCE OF 97.44 FEET (SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 13°21'55" WEST, 97.42 FEET); THENCE NORTH 11°39'47" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.51 FEET, TO THE POINT OF BEGINNING. THIS ENTIRE TRACT CONTAINS 42.27 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.**

**WHEREAS**, a Public Hearing was held before the Branson Planning and Zoning Commission on July 06, 2004, at 7:30 p.m. in the City Council Chambers located at 110 West Maddux Street, Branson, Missouri; and,

**WHEREAS**, the review of the zoning of the annexed property, conducted by the Planning and Zoning Commission for the City of Branson, Missouri, has resulted in the determination that approval of the zoning of newly annexed property is reasonable and will cause no adverse effect of the City's Comprehensive Plan.

**BE IT THEREFORE RESOLVED**, that the Planning and Zoning Commission for the City of Branson hereby recommends approval of the Zoning Change Application as herein described

**DONE THIS 6<sup>th</sup> DAY OF JULY, 2004, BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF BRANSON, MISSOURI.**

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Rick Davis - Chairman

ATTEST:

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Don D. Stephens - Director of Planning and Development

# LAND USE REGULATIONS

for

# BRANSON HILLS PLAZA



Raul  
**Walters**  
PROPERTIES

2101 West Broadway, Suite 200, Columbia, MO 65203  
(o) 573-445-8606 Ext. 815 (f) 573-446-2489

## EXHIBIT 'A'

### *Branson Hills Plaza Planned Development*

#### Legal Description

All of Lots 15, 16, 16-1, 16-3, 17 and 18, Branson Hills Subdivision to the City of Branson, Taney County, Missouri, per the recorded plat thereof in Plat Book/Slide "D", at Pages 414 thru 432 of the land records of Taney County, Missouri.

Together with:

The Common area lying South of and adjacent to Lot 16-1 and Lot 18 of said Branson Hills Subdivision, being more particularly described as follows:

Beginning at the Southwest corner of Lot 16-1; thence South  $87^{\circ}27'29''$  East along the South line of Lot 16-1, a distance of 429.77 feet to the most Westerly corner of Lot 18; thence South  $57^{\circ}03'28''$  East along the Southwesterly line of Lot 18, a distance of 518.08 feet to the most Southerly corner of Lot 18, point being on the West right-of-way line of U.S. Highway No. 65; thence along said right-of-way line the following: South  $68^{\circ}20'07''$  West, a distance of 130.13 feet; thence South  $13^{\circ}30'07''$  East, a distance of 81.46 feet to the Northeast corner of Lot 20, Branson Hills Subdivision; thence leaving said right-of-way, North  $55^{\circ}39'49''$  West along the Northeasterly line of Lots 20 and 19, a distance of 508.72 feet; thence North  $83^{\circ}51'47''$  West, a distance of 318.93 feet to the Northwest corner of Lot 19, point being on the Easterly right-of-way line of Branson Hills Parkway; thence Northwesterly with said right-of-way, along a segment of a non-tangent 3.4936 degree curve to the right, having a radius of 1640.00 feet, an arc distance of 97.44 feet (said curve having a chord bearing and distance of North  $13^{\circ}21'55''$  West, 97.42 feet); thence North  $11^{\circ}39'47''$  West, along said right-of-way line, a distance of 12.51 feet, to the Point of Beginning. This entire tract contains 42.27 acres, more or less, and is subject to all easements and restrictions of record.

# EXHIBIT 'B'

## LAND USE REGULATIONS

### *Branson Hills Plaza Planned Development*

#### Table of Contents

|   |               |
|---|---------------|
| <b>1.00 PLANNED DEVELOPMENT PLAN</b>      | <b>Page 2</b> |
| 1.01 Zoning                               | Page 2        |
| 1.02 Development Tracts                   | Page 2 - 3    |
| 1.03 Tract Development and Design         | Page 3        |
| 1.04 Private Drives and Roadways          | Page 3        |
| <br>                                      |               |
| <b>2.0 INTENSITY OF DEVELOPMENT</b>       | <b>Page 3</b> |
| 2.01 Setbacks                             | Page 3        |
| 2.02 Intensity                            | Page 4        |
| 2.03 Lot Sizes                            | Page 4        |
| 2.04 Height                               | Page 4        |
| 2.05 Vegetation Buffers                   | Page 4 - 5    |
| 2.06 Sidewalks                            | Page 5        |
| 2.07 Interior Green Space and Landscaping | Page 5        |
| <br>                                      |               |
| <b>3.00 LOCAL CODES AND ORDINANCES</b>    | <b>Page 5</b> |
| 3.01 Codes and Ordinances                 | Page 5        |
| 3.02 Fire Safety Requirements             | Page 5        |
| 3.03 Off-Street Parking                   | Page 6        |
| 3.04 Special Site Constraints             | Page 6        |
| 3.06 Changes Made to PD                   | Page 6        |
| 3.05 Platting                             | Page 6        |
| <br>                                      |               |
| <b>4.00 IMPROVEMENT PLAN</b>              | <b>Page 6</b> |
| <br>                                      |               |
| <b>5.00 SIGN REGULATIONS</b>              | <b>Page 7</b> |
| 5.01 Signage Plan                         | Page 7        |
| 5.02 Allowable Total Signage Area         | Page 7        |

## EXHIBIT 'B'

### LAND USE REGULATIONS

#### *Branson Hills Planned Development*

##### 1.00 PLANNED DEVELOPMENT PLAN

- a. The total acreage of the Planned Development is approximately 44 acres, located at the northeast corner of U.S. Highway 65 and Branson Hills Parkway.
- b. The Planned Development (PD) District ordinance will replace commercial zoning as it now exists on the Property. The developer intends to provide a pleasant environment for retail sales and associated activities, including possible restaurant development.
- c. The PD Plan, or Master Conceptual Plan, attached hereto as Exhibit C, shall be considered a permanent part of these Land Use Regulations. Exhibit A reflects the total area of the PD.

##### 1.01 Zoning

- a. The zoning for the development shall be "PD" - Planned Development, under the guidelines included in these Land Use Regulations. The intended use of all of the lots is primarily of a commercial nature with the principal use of Lots 1, 2 and 3 to be retail sales. The Use by Right, and any accessory uses, permitted within this Planned Development shall be in conformity with the Uses and Special Uses permitted by the zoning ordinances of the Branson Municipal Code for "C" - Commercial Districts. All uses permitted within the development will provide for the needs, goods, convenience, shopping, personal and household service of the people of Branson and its vicinity.
- b. For specific items not covered in these Land Use Regulations, the zoning regulations of the Branson Municipal Code shall apply. The general land use categories, which should be referred to when not covered in this PD are as follows:

"C" - Commercial District

##### 1.02 Development Tracts

- a. There are a total of ten lots to be developed in the proposed PD; the primary lot designated as Lots 1, 2 and 3 or and six (6) pad sites, or outlots. In addition, there are 5.2 acres of the project that will remain as common ground and storm water detention areas, and is designated as Lot 10.
- b. The property is bordered by the public streets Ozark Scenic Drive on the north, U.S. Highway 65 Outer Road on the east and Branson Hills Parkway on both the south and west.
- c. The site plan for Lots 1, 2 and 3, are being submitted concurrently herewith. The outlot site plans will be submitted later and will conform to the requirements of the PD. The plans and drawings submitted herewith as they relate to the outlots are for illustrative purposes only. When the PD is fully developed, there may be more or less than six (6) outlots, provided, however, that no outlot will contain less than 7,500 square feet of site area.
- d. The development of lots 1, 2 and 3 include a retail center consisting of approximately 275,000 square feet m/l of retail space. The future development of Lots 4 - 9 will be allowed to include any

use allowed within the C-Commercial District per the Ordinances of the City of Branson. The development will adhere to all of the City's applicable ordinances unless otherwise described in the land use regulations for the PD. Lot 10 will not be developed and shall remain as common ground and detention basin.

- e. Once the site plan for Lots 1,2 and 3 is approved any substantial future changes in identified land uses or any increase in parking shall require approval of the Branson Planning and Zoning Commission and the Branson Board of Aldermen.

### **1.03 Tract Development and Design**

- a. Each tract submittal shall be developed within the minimum and maximum limits established in these Land Use Regulations. The tracts may be developed in phases and each phase must significantly conform to the tract's site plan with regards to intensity and use. If any portion of the development is to be developed as a phase, the Developer, Tenant or individual Lot Owner shall meet with ART for pre-development comments to assure conformance to the PD and other City regulations.
- b. Architectural design of the Shopping Center and Outlot buildings shall be at the discretion of the Developer and the individual Lot Owner or Tenant. No covenant or restriction shall be placed on the Developer, individual Lot Owner or Tenant beyond those prescribed in this document.

### **1.04 Private Drives and Roadways**

- a. All drives and roadways within the PD shall be private, providing access to project related facilities and parking. There will be interior access roads providing circulation and connecting all off-street parking areas, service areas and the interior green space that will remain undeveloped. Because the PD will have multiple uses, many retail customers will be able to satisfy their needs within the PD, without having to exit onto the public streets.
- b. Private drives and roadways within this development shall be constructed with a minimum width of twenty-four feet from back-of-curb with the exception of the entrance drives, which shall be wider. The parking for retail uses is to be provided at five parking spaces per 1,000 square feet of gross building area. Uses other than retail shall conform to current City Ordinance. A reciprocal easement agreement will be filed covering the PD as a whole and granting cross parking easements within the development. The drives and parking will remain private and the City will not be responsible for any maintenance, cleaning, upkeep or other improvements.

## **2.0 INTENSITY OF DEVELOPMENT**

### **2.01 Setbacks**

- a. The setbacks for all outlot tracts in the Planned Development are as follows:
- b. The minimum front building setback along public right-of-ways shall be twenty-five (25) feet. Where parking is a consideration within the front setback area, the minimum setback shall be forty-five (45) feet. The minimum side building set backs shall be zero (0) feet at interior lot lines at Lots 1, 2 and 3. The minimum side building set back for all other lots is to be five (5) feet. The minimum rear yard building setback shall be no less than ten (10) feet. If the proposed commercial buildings are constructed over fifty (50) feet in height, the normal setbacks defined herein shall be amended to allow for one (1) foot additional setback for every two (2) feet of building height above fifty (50) feet except at internal side yards in Lots 1,2 and 3.

- c. Parking, entrance monuments, decorative landscaping and storm water detention shall be allowed within the setback limits but shall comply with all ordinances within the Branson Municipal Code.

**2.02 Intensity**

- a. The maximum gross leasable area of Lots 1,2 and 3 shall be a maximum of 280,000 square feet. Each outlot shall comply with the intensity allowed per the prevailing Ordinances of the City of Branson.

**2.03 Lot Sizes**

- a. The total approximate acreage of the planned development is 44 acres. Lots 1,2 and 3 consists of three (3) retail buildings and associated parking areas. For illustrative purposes only, the lots are expected to have the following approximate size m/l:

|       |              |        |              |
|-------|--------------|--------|--------------|
| Lot 1 | 567,270 S.F. | Lot 7  | 54,314 S.F.  |
| Lot 2 | 126,734 S.F. | Lot 8  | 57,828 S.F.  |
| Lot 3 | 594,833 S.F. | Lot 9  | 129,391 S.F. |
| Lot 4 | 51,665 S.F.  | Lot 10 | 226,611 S.F. |
| Lot 5 | 54,600 S.F.  |        |              |
| Lot 6 | 54,600 S.F.  |        |              |

- b. Lot 10, consisting of 226,611 square feet m/l, is to designated as common ground and containing the storm water detention basin to catch runoff from impervious areas.

**2.04 Height**

- a. The maximum height permitted within this development shall be one hundred (100) feet. Every building in excess of fifty (50) feet high shall provide an additional one (1) foot of side, rear and front setback for each additional two (2) feet in height above fifty (50) feet.
- b. Building height is to be measured from the building finish floor elevation to the tallest roof elevation or average slope of roof peak.

**2.05 Vegetation Buffers**

- a. The Developer or applicable Lot owner or tenant shall insure that their entire portion of the project meets or exceeds the landscaping requirements of the City by application of the following principles, as shown on the attached Landscaping Plan:

1. A 44,434 square foot portion of the existing vegetation along the northern edge of Lot 1 along Ozark Scenic Drive shall remain undisturbed, except for the removal of storm-damaged trees, and the optional construction and maintenance of walking paths and firebreaks.
2. A landscape area of at least five (5) feet in depth shall be required at front, side and rear property lines at all outlots. The five (5) foot landscape strip shall be included as interior landscaping as defined by City ordinance. The five (5) landscape area shall NOT be required between outlots where outlots share common access drives and/or parking field.
3. Tree and shrub plantings for Lots 1, 2 and 3 shall be in accordance with the Concept Landscape Plan shown on Exhibit D.

- b. All other buffers and screening as prescribed by the City of Branson's ordinances shall also apply.

## 2.06 Sidewalks

- a. Pedestrian circulation is shown on the Master Concept Plan, Exhibit C. A five (5) foot sidewalk is to be provided within the public Right-of-Way on the east side of Branson Hills Parkway for the length of the development from the southwest corner of Lot 10 to the intersection of Branson Hills Parkway and Ozark Scenic Drive. No additional sidewalks are required within the public Right-of-Way.

## 2.07 Interior Green Space and Landscaping

- a. Except as specified in these regulations, this PD shall be subject to the current adopted Landscaping Ordinance of the City of Branson.
- b. The Concept Landscape Plan is shown on Exhibit D. Interior green space and landscaping on the parking islands within Lots 1, 2 and 3 will cover a minimum of 60,000 square feet m/l of the approximately 527,000 square feet of paved parking area.
- c. Interior green space of Lots 4 through 10 will be 10% of the total parking areas. The five (5) foot perimeter landscaping shall be included as a portion of the required 10% of the total parking area.
- d. As shown in the Master Concept Plan, Exhibit D, the service drive along the back of the buildings on Lots 1, 2 and 3 is approximately 113,400 square feet of paved area. The landscaping required per Ordinance for interior green space for 113,400 square feet of paving is proposed to be incorporated into the landscape buffer along the north side of the service drive mitigating the impact of the proposed buildings and drive to the properties to the north.
- e. No dedication of land for public parks or open space shall be required for this PD.

## 3.00 LOCAL CODES AND ORDINANCES

### 3.01 Codes and Ordinances

- a. In addition to any of the items listed in these Land Use Regulations, all construction within this PD is subject to all local codes and Ordinances as adopted by the City of Branson, unless amended as part of this document. All infrastructure shown on the PD Plan, including but not limited to private drives, curb and gutters, sidewalks, sewer, water, storm drainage, etc. shall be installed by the developer, applicable lot owner or lot tenant and inspected and approved by all relevant departments prior to approval of an occupancy permit. Before construction is to begin and before any building permits are filed, the developer and its agent shall meet with A.R.T. to work out any site and construction details.

### 3.02 Fire Safety Requirements

- a. The on site fire hydrant spacing shall not exceed three hundred feet. All construction shall be in accordance with the current adopted building Code Series at the time of construction.
- b. Buildings occupying Lots 1, 2 and 3 shall be allowed to be constructed as unlimited area, per the International Building Code 2000 edition, but with a fire separation distance of zero (0) at internal side property lines.
- c. No other uses shall be allowed in buildings constructed as unlimited area, other than those uses allowed in unlimited area construction per the International Building Code 2000 edition.

### **3.03 Off-Street Parking**

- a. The off-street parking requirements for this development as a whole shall generally follow the intent of the off-street parking requirements as written within the Branson Municipal Code, except as provided for in this document.
- b. Each typical parking space shall be nine (9) feet wide by nineteen (19) feet long with a minimum twenty-three (23) foot drive permitted between two rows of 90 degree parking. The number, size, location, marking and other requirements for handicapped parking shall be in complete compliance with the Branson Municipal Code and with the American with Disabilities Act (ADA), as shown on the Master Concept Plan, Exhibit C.
- c. The parking for retail uses throughout the development, including outlots, is to be provided at five (5) parking spaces per 1,000 square feet of gross building area. Uses other than retail shall conform to current City Ordinance.
- d. Parking flexibility for the development is provided for via reciprocal cross-parking easement that will be filed covering the PD as a whole and granting cross parking easements.

### **3.04 Special Site Constraints**

- a. The property contains certain utility easements and they shall be relocated as necessary. Any easements that need to be moved or vacated shall be accomplished by separate instrument or shall be reflected on a replat.

### **3.05 Platting**

- a. The developer shall follow all subdivision regulations, as set forth in the Branson Municipal Code, to insure that all tracts are legally platted lots.

### **3.06 Changes Made to PD**

- a. Any material changes made to any section of this planned development ordinance shall be reviewed at a public hearing by the Planning and Zoning Commission for recommendation to the Board of Aldermen. Upon recommendation from the Planning and Zoning Commission the Board of Aldermen shall have final approval authority for any proposed changes.

## **4.00 IMPROVEMENT PLAN**

- a. An Improvement Plan is attached indicating water supply and distribution facilities as well as the source of the water supply; sewage collection and disposal including method and location of sewage discharge; and methods and facilities for the management of storm water runoff.
- b. Runoff from the impervious surfaces will be collected in the detention basin to be constructed in the southern common area of the PD. The entire PD will comply with the City of Branson's storm water detention requirements. However, the final design of those detention facilities may include storm water storage in the proposed parking lots or within the detention pools.

## 5.00 SIGN REGULATIONS

### 5.01 Signage Plan

- a. An initial signage plan for the development has been included as part of the Master Concept Plan, Exhibit C. The proposed pylon sign is included as Exhibit G. As a site plan for each outlot is submitted, a signage plan for such outlot shall also be submitted. Each outlot shall be entitled to its own signage, provided all such signs in the PD, in the aggregate, are in compliance with the sign ordinance.

### 5.02 Allowable Total Signage Area

- a. The maximum allowable wall signage area for this development shall not exceed that prescribed by the City of Branson's current Sign Regulations.
- b. There shall be allowed one free standing pylon sign at the U.S. Highway 65 frontage and one future monument sign at the Branson Hills Parkway frontage of the PD. Each such sign shall be no more than thirty (30) feet in height above finish grade level at base of the sign, measured on the up hill side of the sign where sign is located on a slope. The proposed pylon sign shall be four hundred –fifty (450) square feet in total sign area as defined by City Ordinance. The future monument sign shall be allowed a maximum of four hundred fifty (450) square feet in structure area and three hundred (300) square feet in total sign area as defined by City Ordinance. Signs at the entrances to the development may include reference to or mention of any of the business operations within the Planned Development. No advertising or signage for businesses not located within the PD is allowed on any sign. Any freestanding or monument sign shall conform to the Clearance and Location requirements of the City's Sign Regulations.
- c. The proposed pylon sign and future monument sign shall be located within an approved Landscape Area of three hundred (300) square feet minimum.
- d. Requirements for signage for Lots 4 – 9 are reserved until such time as the sign plans for subsequent outlots are submitted.
- e. Private entrance and directional signs directing traffic movement onto the Planned Development, or within the Planned Development, may be allowed, provided it adheres to the sign ordinance for the City of Branson. Advertising logos are allowed, but are limited to no more than twenty-five percent (25%) of the total sign area of each sign.

**LANDSCAPE DATA:**

**TOTAL SITE AREA:** 1,317,846 S.F.

**BUILDINGS (WITH EXPOSURE WALLS):** 330,430 S.F.

**PARKING AREA (LOT 1, 2 & 3):** 528,985 S.F.

**SERVICE DRIVE (LOT 1, 2 & 3):** 113,380 S.F.

**TOTAL COVERAGE (IMPERVIOUS AREA):** 970,795 S.F.

**PARKING AREA:**

**INTERIOR GREEN SPACE REQUIRED:** 52,699 S.F.

**AREA PROVIDED:** (10% OF PARKING AREA) 52,898 S.F.

**INTERNAL ISLANDS:** (8.25% OF 231 S.F.) 19,006 S.F.

**STREET LINE / STREET WALL LINE (2.75% OF 431 S.F.):** 1,175 S.F.

**TOTAL PROVIDED:** 60,889 S.F. (11.5%)

**SERVICE DRIVE:** 11,339 S.F.

**INTERIOR GREEN SPACE REQUIRED:** (10% OF DRIVE AREA) 1,134 S.F.

**AREA PROVIDED:** 1,134 S.F.

**OUTLOTS:**

**NOTE:** 10% GREEN SPACE AND LANDSCAPE REQUIRED FOR OUTLOTS WILL BE PROVIDED BY THE BOUNDARY OF EACH PARCEL.

**PRESERVATION OF TREES AND NATURAL FORESTS:**

**UNDISTURBED SITE AREA:**

**AREA - A (LOT 8, 1, 2 & 3):** 44,434 S.F.

**AREA - B (LOT 10):** 28,790 S.F.

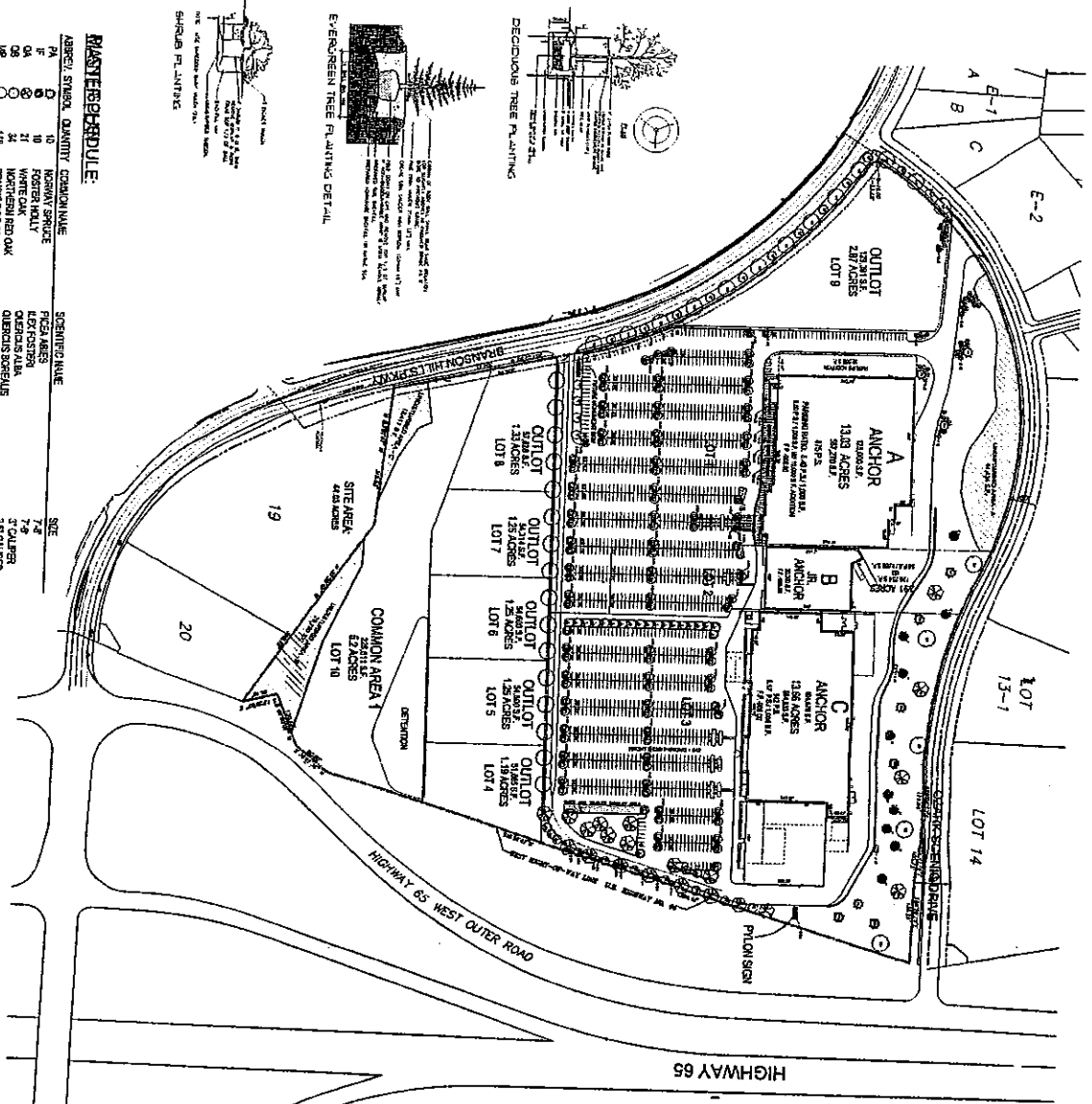
**AREA - C (LOT 10):** 13,411 S.F.

**TOTAL:** 86,635 S.F. (4.5% OF TOTAL SITE AREA)

**REQUIRED LANDSCAPE ELEMENTS:**

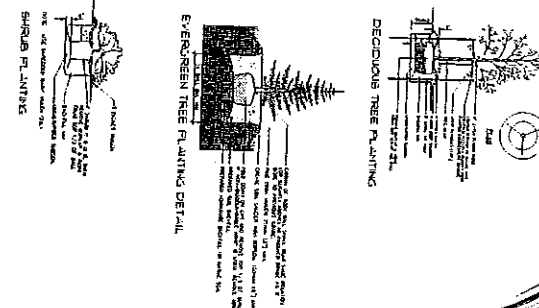
| LOCATION                       | NUMBER | HEIGHT | SPACING | SPACING | SPACING |
|--------------------------------|--------|--------|---------|---------|---------|
| PARKING AREAS (LOTS 1, 2 & 3)  | 88     | 178    | 10      | 10      | 352     |
| SERVICE DRIVES (LOTS 1, 2 & 3) | 19     | 38     | 10      | 10      | 75      |
| PERIMETER (PARKING AREA)       | 22     | 22     | 10      | 22      | 88      |

**CONCEPT LANDSCAPE PLAN**



**MASTER SCHEDULE:**

| NUMBER | QUANTITY | COMMON NAME    | SCHEMATIC NAME                  | SIZE         |
|--------|----------|----------------|---------------------------------|--------------|
| 1      | 10       | KERNIA SERVICE | PIEA HILLS                      | 7'4"         |
| 2      | 10       | KERNIA SERVICE | LEX FOSTER                      | 7'4"         |
| 3      | 10       | KERNIA SERVICE | ORIGINS ALBA                    | 2'7" CALIPER |
| 4      | 10       | KERNIA SERVICE | ORIGINS SERVICE                 | 2'7" CALIPER |
| 5      | 10       | KERNIA SERVICE | SPRUE X GUMMUT - MICHAY WATER   | 3' GOLDEN    |
| 6      | 10       | KERNIA SERVICE | AROUS HYBRID GREEN VELVET       | 3' GOLDEN    |
| 7      | 10       | KERNIA SERVICE | ELONNIA ALTA COMPACTA           | 1' 7" 3" B&B |
| 8      | 10       | KERNIA SERVICE | HYPERICUM QUERCIFOLIA           | 5' GOLDEN    |
| 9      | 10       | KERNIA SERVICE | DIWIDENUS CHRISUS 'NEZEA GAUCH' | 1' GOLDEN    |
| 10     | 10       | KERNIA SERVICE | PIEA HILLS                      | 7'4"         |
| 11     | 10       | KERNIA SERVICE | LEX FOSTER                      | 7'4"         |
| 12     | 10       | KERNIA SERVICE | ORIGINS ALBA                    | 2'7" CALIPER |
| 13     | 10       | KERNIA SERVICE | ORIGINS SERVICE                 | 2'7" CALIPER |
| 14     | 10       | KERNIA SERVICE | SPRUE X GUMMUT - MICHAY WATER   | 3' GOLDEN    |
| 15     | 10       | KERNIA SERVICE | AROUS HYBRID GREEN VELVET       | 3' GOLDEN    |
| 16     | 10       | KERNIA SERVICE | ELONNIA ALTA COMPACTA           | 1' 7" 3" B&B |
| 17     | 10       | KERNIA SERVICE | HYPERICUM QUERCIFOLIA           | 5' GOLDEN    |
| 18     | 10       | KERNIA SERVICE | DIWIDENUS CHRISUS 'NEZEA GAUCH' | 1' GOLDEN    |
| 19     | 10       | KERNIA SERVICE | PIEA HILLS                      | 7'4"         |
| 20     | 10       | KERNIA SERVICE | LEX FOSTER                      | 7'4"         |
| 21     | 10       | KERNIA SERVICE | ORIGINS ALBA                    | 2'7" CALIPER |
| 22     | 10       | KERNIA SERVICE | ORIGINS SERVICE                 | 2'7" CALIPER |
| 23     | 10       | KERNIA SERVICE | SPRUE X GUMMUT - MICHAY WATER   | 3' GOLDEN    |
| 24     | 10       | KERNIA SERVICE | AROUS HYBRID GREEN VELVET       | 3' GOLDEN    |
| 25     | 10       | KERNIA SERVICE | ELONNIA ALTA COMPACTA           | 1' 7" 3" B&B |
| 26     | 10       | KERNIA SERVICE | HYPERICUM QUERCIFOLIA           | 5' GOLDEN    |
| 27     | 10       | KERNIA SERVICE | DIWIDENUS CHRISUS 'NEZEA GAUCH' | 1' GOLDEN    |



**Branson Hills Plaza**

N.W.C. Highway 65 & Branson Hills Parkway  
Branson Missouri

**Project Team**

**Client:** BRANSON HILLS PLAZA DEVELOPMENT, LLC

**Architect:** HOK

**Interior Designer:** HOK

**Landscaper:** HOK

**Engineer:** HOK

**Contractor:** HOK

**Photographer:** HOK

**Artist:** HOK

**Signage:** HOK

**Lighting:** HOK

**Water Features:** HOK

**Planting:** HOK

**Site Work:** HOK

**Construction:** HOK

**Final Review:** HOK

**Final Approval:** HOK

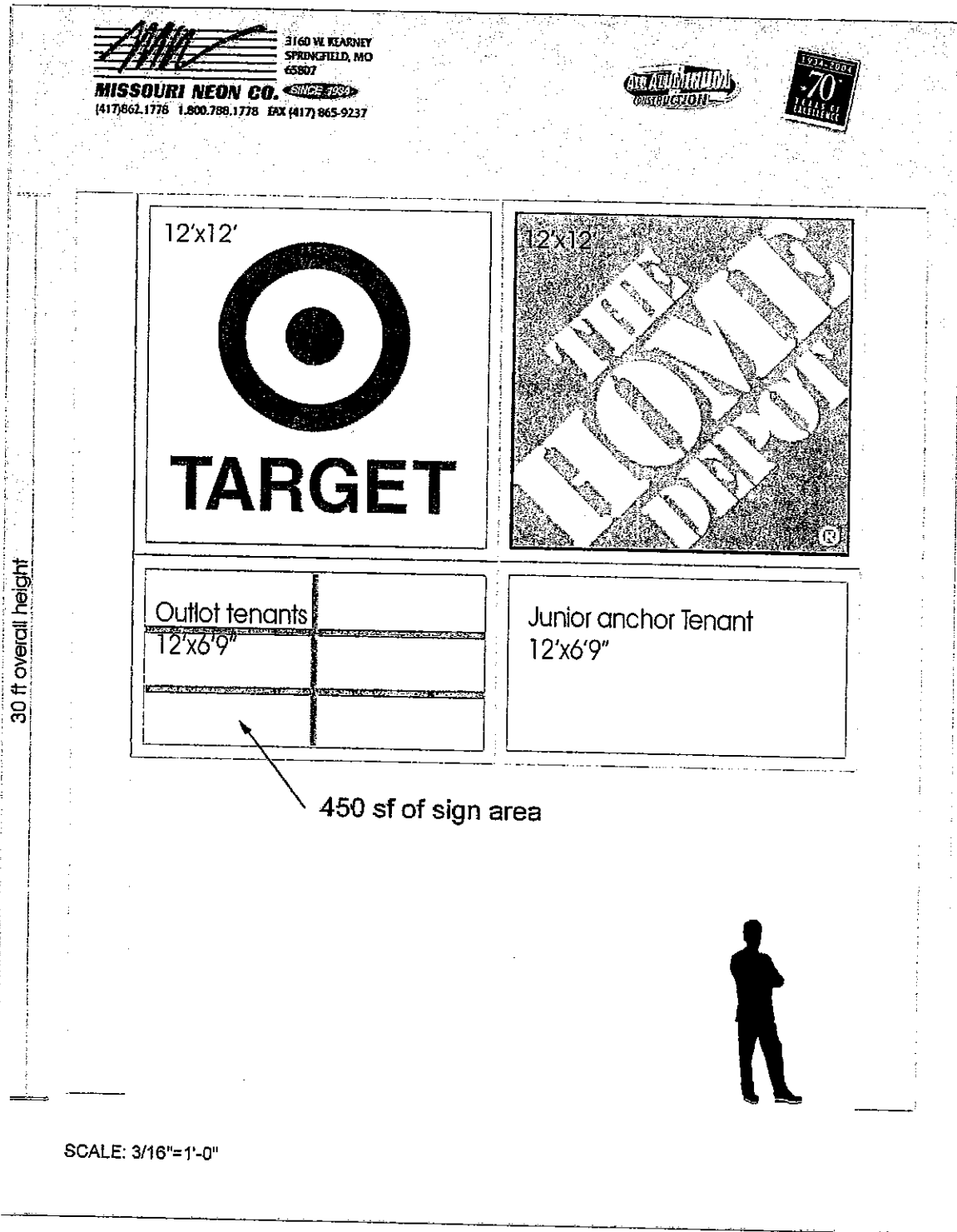
**REVISIONS**

| NO. | DATE    | DESCRIPTION       |
|-----|---------|-------------------|
| 1   | 7-14-11 | ISSUED FOR PERMIT |
| 2   | 7-14-11 | ISSUED FOR PERMIT |
| 3   | 7-14-11 | ISSUED FOR PERMIT |
| 4   | 7-14-11 | ISSUED FOR PERMIT |
| 5   | 7-14-11 | ISSUED FOR PERMIT |
| 6   | 7-14-11 | ISSUED FOR PERMIT |
| 7   | 7-14-11 | ISSUED FOR PERMIT |
| 8   | 7-14-11 | ISSUED FOR PERMIT |
| 9   | 7-14-11 | ISSUED FOR PERMIT |
| 10  | 7-14-11 | ISSUED FOR PERMIT |





# EXHIBIT G



## PROPOSED PYLON SIGN