

RESOLUTION \_\_\_\_\_

**A RESOLUTION APPROVING A PRELIMINARY SUBDIVISION PLAT FOR BRANSON HILLS PLAZA, BRANSON, MISSOURI**

**WHEREAS**, the property owner has petitioned the City of Branson for approval of a preliminary plat of Branson Hills Plaza; and

**WHEREAS**, on July 6, 2004, the Planning and Zoning Commission for the City of Branson reviewed the application for the Preliminary Plat of Branson Hills Plaza and recommends approval; and

**WHEREAS**, the Board of Aldermen for the City of Branson find that such Preliminary Plat is reasonable and necessary.

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

**Section 1:** The Board of Aldermen for the City of Branson hereby approves the Preliminary Plat for Branson Hills Plaza, attached hereto as Exhibit 'B' and legally described as shown on Exhibit 'A'.

**Section 2:** Severability Clause. If any section, subsection, clause or phrase of this resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution 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 3:** This resolution shall be in full force and effect for a period not to exceed two (2) years from and after its passage by the Board of Aldermen and approval by the Mayor.

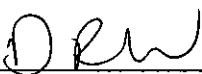
Read, passed and truly agree to by the Board of Aldermen of the City of Branson, Missouri, on this \_\_\_\_ day of \_\_\_\_\_, 2004.

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

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Sandra L. Williams  
City Clerk

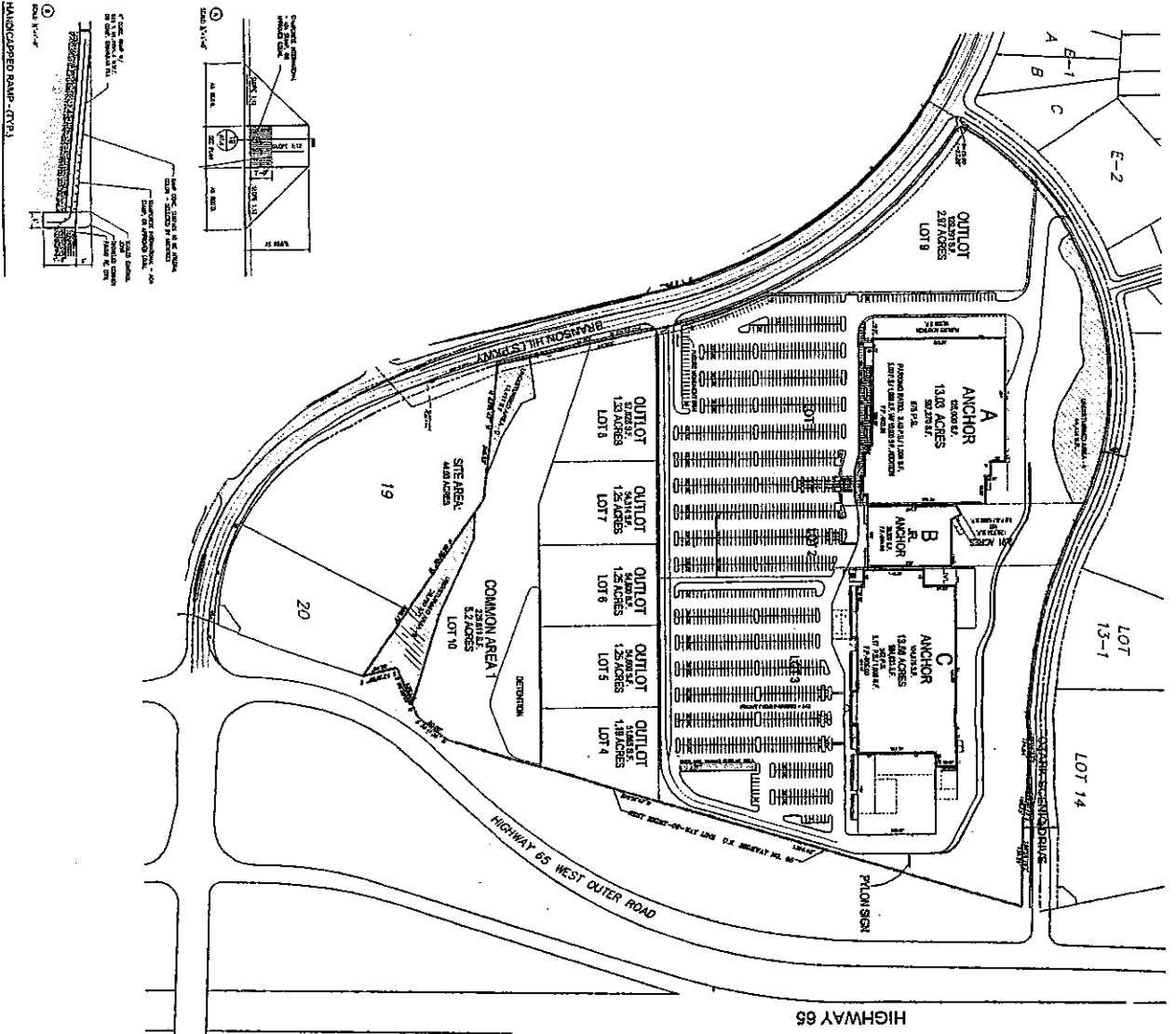
  
\_\_\_\_\_  
Dan Wichmer  
City Attorney

**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.**



**PROJECT DATA:**

SITE AREA	SQUARE FOOT AREA	ACRES
TOTAL SITE AREA:	1,917,948 S.F.	44.03A.C.
ANCHOR A	587,270 S.F.	13.02 A.C.
ANCHOR B	126,734 S.F.	2.91 A.C.
ANCHOR C	594,833 S.F.	13.58 A.C.
OUTLOTS (all total)	482,398 S.F.	9.24 A.C.
COMMON AREA - 1	226,811 S.F.	5.2 A.C.
<b>TOTAL:</b>	<b>1,917,948 S.F.</b>	<b>44.03P.S.</b>

**BUILDING / PARKING**

BUILDING	AREA	REQUIRED PARKING
A ANCHOR	125,000 S.F.	628P.S.
B ANCHOR	10,000 S.F.	50P.S.
C ANCHOR	30,300 S.F.	152P.S.
ANCHOR	104,875 S.F.	525P.S.
<b>SUB-TOTAL:</b>	<b>270,175 S.F.</b>	<b>1,382P.S.</b>
<b>SUB-TOTAL PARKING PROVIDED:</b>	<b>687P.S. / 1,800 B.F.</b>	<b>1,389P.S. (1917 S.F.)</b>

**PRELIMINARY DEVELOPMENT PLAN**

**Branson Hills Plaza**

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

**PROJECT TEAM**

**OWNER:** PROJECT ADVISORS

**ARCHITECT:** PROJECT ADVISORS

**ENGINEER:** PROJECT ADVISORS

**PLANNING:** PROJECT ADVISORS

**LANDSCAPE ARCHITECT:** PROJECT ADVISORS

**CONTRACTOR:** PROJECT ADVISORS

**DATE:** 7-24-14

**SCALE:** AS SHOWN

**PROJECT NO.:** 14-101

**DATE:** 7-24-14

**BY:** [Signature]

**CHECKED:** [Signature]

**DATE:** 7-24-14

**PROJECT NO.:** 14-101

**DATE:** 7-24-14

**EXHIBIT C**

# VICINITY MAP

## Branson Hills Plaza Subdivision



Subject Property



Outside Branson City Limits



### Legend

- |                  |                     |                             |
|------------------|---------------------|-----------------------------|
| Single-Family    | Commercial          | Wilderness Area             |
| Two-Family       | Downtown            | Unzoned                     |
| Multi-Family     | Planned Development | Table Rock Village          |
| Mobile Home Park | Agricultural        | Outside Branson City Limits |

**PLANNING AND ZONING COMMISSION**

**RESOLUTION NO. P-2004-020**

**A PLANNING COMMISSION RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION FROM OZARK DIVERSIFIED DEVELOPMENT LLC REQUESTING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT TO BE KNOWN AS BRANSON HILLS PLAZA, BRANSON, MISSOURI.**

WHEREAS, an application has been submitted to City of Branson by Ozark Diversified Development LLC requesting approval of the Preliminary Subdivision Plat on property 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,

**BE IT THEREFORE RESOLVED**, that the Planning and Zoning Commission for the City of Branson hereby recommends approval of the Preliminary Subdivision Plat as herein described.

**DONE THIS 6TH DAY OF JULY, 2004, BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF BRANSON, MISSOURI.**

\_\_\_\_\_  
Rick Davis – Chairman

ATTEST:

\_\_\_\_\_  
Don D. Stephens - Director of Planning and Development