

BILL NO. 2948

ORDINANCE NO. _____

AN ORDINANCE APPROVING ZONING OF "R-1" SINGLE-FAMILY RESIDENTIAL FOR PROPERTY OWNED BY COPELCO, L.L.C. AND LOCATED ON LONE PINE ROAD, BRANSON, MISSOURI

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

WHEREAS, the property described herein was annexed into the City of Branson October 11, 2004; and

WHEREAS, the property described herein is currently unzoned; and

WHEREAS, Section 89.010 to 89.060 inclusive, 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 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 November 2, 2004, and recommends approval of this zoning.

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

Section 1. That the tract of land situated in Branson, Missouri, and described as:

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 22, RANGE 22 AND A PART OF LOT 2, BLOCK 3, SKYLINE SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NE1/4 OF THE SE1/4, SECTION 10, TOWNSHIP 22, RANGE 22, THENCE N89°49'24"W, ALONG THE NORTH LINE OF THE NE1/4 OF THE SE1/4, 304.64 FEET; THENCE S39°15'W, 79.13 FEET TO THE COMMON LOT CORNER OF LOTS 1 AND 2, BLOCK 3, SKYLINE SUBDIVISION; THENCE S50°45'W, ALONG SAID COMMON LOT LINE, 100.00 FEET; THENCE S39°15'E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SKYLINE DEIVE 8.54 FEET; THENCE N72°12'54"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF A FIFTY (50) FOOT ROADWAY EASEMENT, 103.31 FEET; THENCE CONTINUING ALONG SAID ROAD EASEMENT RIGHT OF WAY LINE ALONG A CURVE RIGHT HAVING A RADIUS OF 115.17 FEET, A DISTANCE OF 67.50 FEET; THENCE S74°12'16"E, 162.04 FEET; THENCE N1°09'28"E, 139.21 FEET TO THE POINT OF BEGINNING.

is hereby zoned as "R-1" Single-Family Residential, subject to the Land Use Regulations of the City of Branson contained in Title IV of the Branson Municipal Code.

Section 2. That 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.

Section 3. 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 immediately after passage by the Board and endorsement by the Mayor.

Read this first time on this _____ day of _____, 2004.

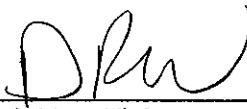
Read this second time, passed and truly agreed to by the Board of Aldermen of the City of Branson, Missouri, on this _____ day of _____, 2004.

Louis E. Schaefer
Mayor

ATTEST:



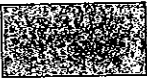

APPROVED AS TO FORM:

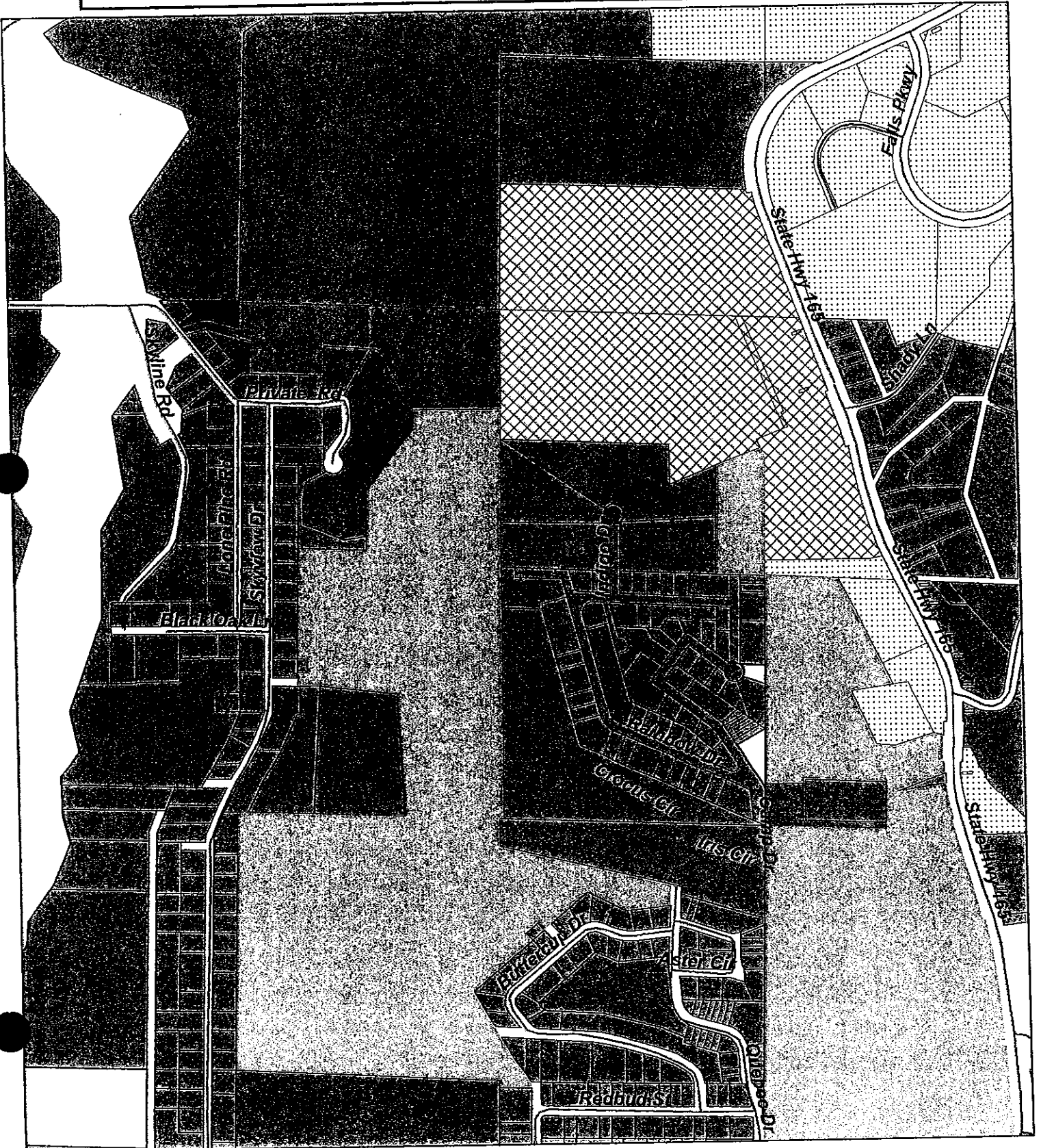
Sandra L. Williams
City Clerk



Daniel R. Wichmer
City Attorney

Vicinity Map

	Copelco		New Polygons
	Muti-Family		Planned Developments



PLANNING AND ZONING COMMISSION

RESOLUTION NO. P-2004-038

A PLANNING COMMISSION RESOLUTION RECOMMENDING APPROVAL OF THE ZONING OF NEWLY ANNEXED PROPERTY OWNED BY COPELCO, LLC LOCATED ON LONE PINE ROAD AND NORTHWEST OF SKYVIEW IN SKYLINE SUBDIVISION IN THE CITY OF BRANSON TO "R-1" SINGLE FAMILY RESIDENTIAL.

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 newly annexed property owned by Copelco, LLC, and legally described as follows:

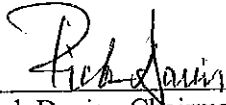
**A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 22, RANGE 22 AND A PART OF LOT 2, BLOCK 3, SKYLINE SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NE1/4 OF THE SE1/4, SECTION 10, TOWNSHIP 22, RANGE 22, THENCE N89°49'24"W, ALONG THE NORTH LINE OF THE NE1/4 OF THE SE1/4, 304.64 FEET; THENCE S39°15'W, 79.13 FEET TO THE COMMON LOT CORNER OF LOTS 1 AND 2, BLOCK 3, SKYLINE SUBDIVISION; THENCE S50°45'W, ALONG SAID COMMON LOT LINE, 100.00 FEET; THENCE S39°15'E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SKYLINE DEIVE 8.54 FEET; THENCE N72°12'54"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF A FIFTY (50) FOOT ROADWAY EASEMENT, 103.31 FEET; THENCE CONTINUING ALONG SAID ROAD EASEMENT RIGHT OF WAY LINE ALONG A CURVE RIGHT HAVING A RADIUS OF 115.17 FEET, A DISTANCE OF 67.50 FEET; THENCE S74°12'16"E, 162.04 FEET; THENCE N1°09'28"E, 139.21 FEET TO THE POINT OF BEGINNING.**

WHEREAS, a Public Hearing was held before the Branson Planning and Zoning Commission on November 2, 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 newly 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.

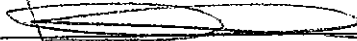
BE IT THEREFORE RESOLVED, that the Planning and Zoning Commission for the City of Branson hereby recommends approval of the zoning of newly annexed property as herein described.

DONE THIS 2nd DAY OF NOVEMBER 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