

BILL NO. 3002

ORDINANCE NO. _____

AN ORDINANCE APPROVING A ZONING CHANGE FROM "R-1" SINGLE-FAMILY RESIDENTIAL TO "R-3" MULTI-FAMILY RESIDENTIAL FOR A PARCEL OF LAND KNOWN AS TURTLE CROSSING SUBDIVISION, LOCATED ON FALL CREEK 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 is located in the city limits of Branson, Missouri; and

WHEREAS, the property described herein is currently zoned "R-1" Single-Family Residential; 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 March 1, 2005, and recommends approval of this rezoning.

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 on Exhibit 'A', is hereby rezoned from "R-1" Single-Family Residential to "R-3" Multi-Family, 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 _____, 2005.

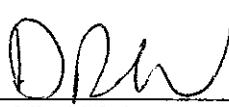
Read this second time, passed and truly agreed to by the Board of Aldermen of the City of Branson, Missouri, on this _____ day of _____, 2005.

Louis E. Schaefer
Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa K Westfall
City Clerk



Daniel R. Wichmer
City Attorney

EXHIBIT 'A'

TRACT 1:

The South part of Tract 70 (C-1) of LAKE TANEYCOMO ACRES SUBDIVISION, in Taney County, Missouri, described as follows: Beginning at the Southwest corner of said Tract 70, thence Northerly along the West boundary line of said Tract 70 to a point that is North 7° 58' West, a distance of 359.12 feet and North 89° 55' West, 393.85 feet from the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 22, Range 21, thence Northeasterly to the Southwest corner of Tract No. 153 of said LAKE TANEYCOMO ACRES SUBDIVISION, thence South 65° 9' East along the South line of Tract No. 153 a distance of 168.12 feet, thence North 89° 55' East 168.12 feet, thence South 35° 43' East, 417.71 feet to the Southeast corner of said Tract 70, thence along the South line of said Tract 70 to the point of beginning.

TRACT 2:

That part of Tract 70 (C-1) of LAKE TANEYCOMO ACRES SUBDIVISION, in Taney County, Missouri, described as follows: Starting at the Southwest corner of the NE 1/4 of the NW 1/4 of Section 7, Township 22, Range 21, thence North 89° 55' West, 393.85 feet; thence North 7° 58' East 359.12 feet to a point on the West line of said Tract No. 70 for the point of beginning, thence Northeasterly to the Southwest corner of Tract No. 153 of said Taneycomo Acres Subdivision, thence South 65° 9' East along the South line of Tract No. 153, 168.12 feet; thence North 89° 55' West along the South line of said Tract 70, 626.10 feet to the West line of said Tract 70, thence Northerly along the West line of said Tract 70 to the point of beginning.

Vicinity Map

TURTLE CROSSING SUBDIVISION



not to scale

- Single-Family
- Two-Family
- Outside Branson City Limits
- Multi-Family
- Commercial
- TURTLE CROSSING

