

**AN ORDINANCE APPROVING A ZONING CHANGE FROM "C" COMMERCIAL TO "PD" PLANNED DEVELOPMENT AND APPROVING LAND USE REGULATIONS FOR PLANNED DEVELOPMENT PD-2005-002 FOR PROPERTY KNOWN AS FRONTIERS AT BRANSON AND LOCATED IN THE MUSIC COUNTRY SUBDIVISION FIRST ADDITION, 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**, 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 June 7, 2005, and recommends approval of the Land Use Regulations for PD-2005-002 and zoning to "PD" Planned Development for property known as Frontiers at Branson, Branson, Missouri.

**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, as described on Exhibit 'A', is hereby zoned as Planned Development Number PD-2005-002, 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 \_\_\_\_\_, 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

  
\_\_\_\_\_  
Matthew K. Thompson  
Assistant City Attorney

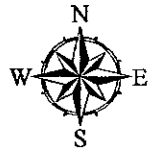
## EXHIBIT 'A'

### DESCRIPTION

THAT PORTION OF THE N ¼, SW ¼, SECTION 35, TOWNSHIP 23 N, RANGE - 22W OF THE FIFTH PRINCIPAL MERIDIAN, LYING EAST OF AND ADJACENT TO MISSOURI STATE HIGHWAY NO. 76, EXCEPT 16 FEET OF EVEN WIDTH ACROSS THE NORTH END OF SAID TRACT AND EXCEPTING ALSO THE FOLLOWING: A TRACT OF LAND SITUATED IN THE COUNTY OF TANEY, STATE OF MISSOURI, BEING A PART OF THE N ¼ OF THE SW ¼, OF SECTION 35, TOWNSHIP 23N, RANGE 22W, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 35, SAID POINT BEING 579.35 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NE ¼ OF THE SW ¼; THENCE N71°26' EAST 194.01 FEET; THENCE S 18°34' E 200.00 FEET; THENCE S71°26' W 200.00' TO THE EASTERLY RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY NO. 76; THENCE N 18°34' W ALONG SAID RIGHT-OF-WAY LINE 200.00 FEET; THENCE N 71°26' E 5.99 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THE FOLLOWING: COMMENCING AT THE NW COR. OF THE NE ¼ OF THE SW ¼ OF SEC 35, T 23N, R22W, 5<sup>TH</sup> P.M., TANEY COUNTY, MISSOURI; THENCE SOUTH 16.00 FEET; THENCE N88°43'54" W 197.06 FEET ALONG THE SOUTH LINE OF LITTLE PETE'S ROAD TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE S 88°43'54" E 650.00 FEET ALONG THE SOUTH LINE OF SAID LITTLE PETE'S ROAD; THENCE S02°10' W 350.00 FEET; THENCE S 89°30'10" W 411.46 FEET; THENCE N 75°24' W 150.00 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HWY 76; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) N 17° 11' 40" W 290.00 FEET AND (2) NORTHWESTERLY 56.83 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 384.93 FEET

# FRONTIERS OF BRANSON LLC



SCALE 1" = 400'

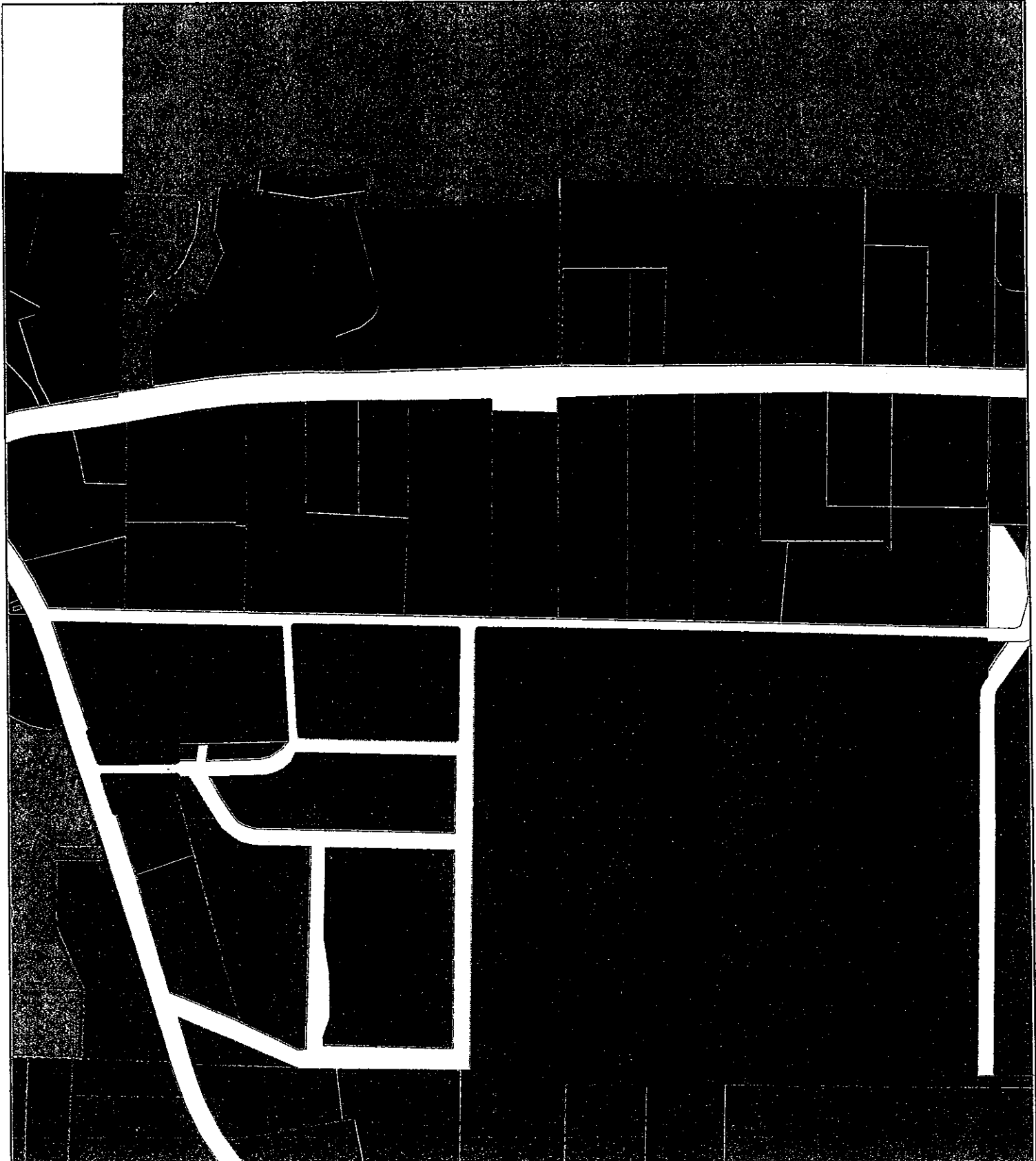
 FRONTIERS OF BRANSON

 Planned Development

 Single-Family

 Commercial

 Unzoned



# **Land Use Regulations**

**Exhibit “B”**

**enclosed as Exhibit “B”  
in Item #27**