

NOTICE OF MEETING



CITY OF BRANSON

BOARD OF ADJUSTMENT

Regular Meeting – Thursday, February 25, 2016 – 7:00 p.m.
Council Chambers – Branson City Hall – 110 W. Maddux St.

Where Values are the Difference

FEBRUARY: LEADERSHIP

Exhibiting a positive example in leading others toward achievement

**CITY OF BRANSON
BOARD OF ADJUSTMENT AGENDA**

February 25, 2016
7:00 P.M.
Council Chambers

BOARD BUSINESS

1. **Roll Call**
2. **Approve Agenda**
 - A. **February 25, 2016**
3. **Approve Minutes**
 - B. **January 28, 2016**

OLD BUSINESS

PUBLIC HEARINGS

4. **Request for a Special Permit to Provide Additional Parking Spaces Not Required for the Properties Located at 200, 204, 208, 212, 216, 220 and 224 Roark Creek Road, Branson, Missouri.
Project No. 16-24.1 (16-02400001)
Applicant: Cox Medical Center Branson**

ADJOURNMENT

Where Values are the Difference

FEBRUARY: LEADERSHIP

Exhibiting a positive example in leading others toward achievement

**CITY OF BRANSON
BOARD OF ADJUSTMENT
MINUTES**

January 28, 2016

CALL TO ORDER: Chairperson Keller called the City of Branson’s Board of Adjustment meeting to order at 7:00 pm in the City Hall Council Chambers, 110 W. Maddux Street, Branson, Missouri.

BOARD BUSINESS

1. Roll Call.

Board Members Present: Babcock, Huddleston, Miles, Vice-Chairperson Edie and Chairperson Keller
Board Members Absent: None
Staff Present: Joel Hornickel Director of Planning and Development
Kim Varner Planning Assistant
William Duston City Attorney

2. Approve Agenda.

A. January 28, 2016

MOTION:

Motion by Board Member Miles and seconded by Board Member Babcock to approve the January 28, 2016 agenda.

AYES: Babcock, Huddleston, Miles, Vice-Chairperson Edie and Chairperson Keller
NOES: None
ABSTAIN: None
ABSENT: None

Motion to approve the January 28, 2016 agenda carried with a 5-0 vote.

3. Approve Minutes.

A. September 25, 2014
B. November 12, 2015

MOTION:

Motion by Vice-Chairperson Edie and seconded by Board Member Huddleston to approve the minutes of the September 25, 2014 and November 12, 2015 meetings.

AYES: Babcock, Huddleston, Miles, Vice-Chairperson Edie and Chairperson Keller
NOES: None
ABSTAIN: None
ABSENT: None

Motion to approve the minutes of the September 25, 2014 and November 12, 2015 meetings carried with a 5-0 vote.

OLD BUSINESS

PUBLIC HEARING

B. Request for a Variance from Section 94-68 (E)-Height Restrictions for the Property Located at 3345 West State Highway 76, Branson, Missouri. Project No. 15-19.2 (15-01900002)
Applicant: Recreational Investments & Management, Inc.

Speakers: Mr. Craig Wescott and Mr. Hornickel.

MOTION:

Motion by Board Member Huddleston and seconded by Vice-Chairperson Edie to Grant the request for a variance from Section 94-68 (E) Height restrictions, for the property located at 3345 West State Highway 76, Branson, Missouri.

- AYES: Babcock, Huddleston, Miles, Vice-Chairperson Edie and Chairperson Keller
- NOES: None
- ABSTAIN: None
- ABSENT: None

Motion to grant the request for a variance from 94-68 (E) Height restrictions, for the property located at 3345 West State Highway 76, Branson, Missouri, passed with a 5-0 vote.

ADJOURNMENT

MOTION:

Motion by Board Member Miles and seconded by Vice-Chairperson Edie to adjourn the meeting at 7:27 p.m.

- AYES: Babcock, Huddleston, Miles, Vice-Chairperson Edie and Chairperson Keller
- NOES: None
- ABSTAIN: None
- ABSENT: None

Motion to adjourn the January 28, 2016, Board of Adjustment meeting carried with a 5-0 vote.

Bob Keller, Chairperson

Date

Kim Varner, Planning Assistant

Date

**Branson Board of Adjustment
Action Memorandum
Project No. 16-24.1 (16-02400001)**

LOCATION: 200, 204, 208, 212, 216, 220 AND 224 ROARK CREEK ROAD

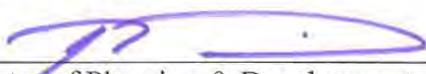
OWNER/APPLICANT: COX MEDICAL CENTER BRANSON

ITEM/SUBJECT: REQUEST FOR A SPECIAL PERMIT TO PROVIDE
ADDITIONAL PARKING SPACES NOT REQUIRED FOR
THE PROPERTIES LOCATED AT 200, 204, 208, 212, 216, 220
AND 224 ROARK CREEK ROAD, BRANSON, MISSOURI.

DATE: FEBRUARY 25, 2016

INITIATING DEPARTMENT: PLANNING & DEVELOPMENT

APPROVED BY:



Director of Planning & Development

2/18/2016

Date

STAFF REPORT:

An Application to the Board of Adjustment has been received from Cox Medical Center Branson requesting a Special Permit to provide additional parking spaces not required for the properties located at 200, 204, 208, 212, 216, 220 and 224 Roark Creek Road (Exhibit A). These properties are located north of Roark Creek, and south of Skaggs Road and Cox Medical Center Branson (Exhibit B.1). They are zoned R-3 Multiple-Family Dwelling District and are adjacent to properties zoned C Commercial to the south and east, R-1 One-Family Dwelling District to the north and west, and R-3 Multiple-Family Dwelling District to the north. Collectively, they contain approximately 0.92 acres more or less.

Location

Per Branson Municipal Code Section 94-98(c), any off-street parking exception located within an R-3 Multiple-Family Dwelling District must be located within two hundred feet (200') of a C Commercial District or D Downtown District boundary. In compliance with this requirement, the subject properties were approved for a change in zoning from R-1 One-Family Dwelling District to R-3 Multiple-Family Dwelling District in September 2015 by Ordinance 2015-0090. Additionally, the properties directly abut the C Commercial District zoned properties, or boundary, to the south and the east (Exhibit B.2).

Use

Cox Medical Center Branson employees currently either park within Cox Medical Center Branson's main campus or at the Cox Occupational Medical Center located at 121 Cahill Road. When employees park off the main campus, a shuttle provides transportation back and forth. The opportunity to construct the proposed surface parking area would allow staff and other workers to park closer to the main campus and reduce the need for a shuttle. Based on Branson Municipal Code Section 94-98(c), the use of signage and the payment of a usage fee for the parking area should be prohibited. The applicant has expressed that a fee will not be charged and signage will only be provided for the required handicapped space designation.

Improvements

In addition to use, Branson Municipal Code Section 94-98(d) lists specific improvements which are to be addressed through the applicant's request. These include consideration for the parking surface, safety measures, lighting, setbacks and landscaping.

The surface of the sixty-one (61) space parking area is proposed to be mainly asphalt. However, the applicant has proposed for thirty-two (32) of the parking spaces to be surfaced with pervious paver block to assist with drainage. The plan also shows curbing to be installed along the entire perimeter of the parking area to further assist with drainage, but also to eliminate the need for wheel stops or guard rails in conjunction with efficient site grading. Two separate access points are planned along Roark Creek Road, one of which will be located near the western boundary across from property owned by the applicant. Lastly for safety, a four foot (4') sidewalk is proposed to be added along the northern property boundary and Roark Creek Road. It would then proceed as a six foot (6') sidewalk north to Skaggs Road to provide safe and efficient access to the main hospital campus. Crosswalks will be provided at both road crossings for additional pedestrian safety (Exhibit C).

In addition to the proposed sidewalks, the proposed landscaping would assist in directing pedestrians to and from the hospital while discouraging short-cuts through the adjacent properties. More specifically, the proposed landscape buffer would be provided on the north and east sides of the parking lot as well as the along the proposed sidewalk. The buffer will include deciduous canopy trees and various shrubs along with two types of evergreen trees for added screening. Furthermore, landscaping is proposed within the property located at 220 Skaggs Road to deter pedestrian access through the remaining vacant lots also owned by the applicant, but which are adjacent to the remaining single-family homes. This landscaping was provided by the applicant in direct response to property owners who expressed concerns of potential cut-through pedestrian traffic during the August 4, 2015 Planning and Zoning Commission meeting when the rezoning of the properties was considered. Overall, the applicant is providing interior green space of approximately 2,434 square feet, or ten and a half percent (10.5%) of the total parking area. This will include three (3) canopy trees, two (2) understory trees and at least sixteen (16) shrubs. Additionally, the applicant will be providing three (3) canopy trees, six (6) evergreens and at least twenty (20) shrubs to meet the requirements for perimeter landscaping.

The applicant has provided a lighting site plan, specifications for the proposed lighting fixtures and a photometric plan, which is a plan showing the relative illuminating power produced by the proposed lighting (Exhibit D). Specifically, the applicant has proposed six (6) LED, low-profile lighting fixtures spaced throughout the parking lot. The three (3) lights proposed along the northern parking spaces, across from the existing single-family homes, will project light to the south and away from the homes. The photometric plan indicates the highest amount of illumination directly below the lights (12.8 – 2.0 foot-candles). As light radiates outwards from the fixtures, the foot-candles decrease to range from 1.9 to 0.1 foot-candles across the remainder of the surfaced parking area. In summary, the planned illumination only projects slightly onto Roark Creek Road from the light in the northeastern corner of the property, and some projection of light is shown onto the adjacent commercial property to the south.

Lastly, setbacks have been addressed by the proposed parking area being located approximately twenty-five feet, six inches (25'-6") from the north property line, twenty-five feet (25') from the east property line, twenty feet (20') from the south property line, and twelve feet, ten inches (12'-10") from the west property line. All four of the proposed setbacks exceed the requirement of five feet (5').

Branson Municipal Code Section 94-98. - Off-street parking exceptions.

(a) Special permits. In order to provide additional parking spaces not required in this chapter, the board of adjustment may, after public hearing, grant a special permit for the establishment of parking areas.

(b) Location. The parking area must be located in a C or D district or in an R-3 district if such R-3 district is located within 200 feet of the boundary of C or D district.

(c) Use.

(1) If located in an R-3 district, the parking area shall be used for passenger vehicles or light trucks only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.

(2) Only such signs as are necessary for the proper operation of the parking lot shall be permitted.

(3) In no case shall a fee be charged for parking facilities provided hereunder.

(d) Improvements

(1) The parking area shall be surfaced with concrete, asphaltic concrete, asphalt or any other comparable surfacing which meets the approval of the board of adjustment, based on recommendations from the city engineer, and shall be maintained in good condition and free of all weeds, dust, trash, and other debris.

(2) Parking areas shall have adequate safety bumper guards and guardrails where needed.

(3) If lighted, the lights shall be so arranged as to direct, or reflect the light away from adjacent residential property.

(4) The board of adjustment shall determine the necessary improvements in order to protect adjacent property owners and the public interest. Such improvements shall include, but not be restricted to, proper setbacks, guardrails, screening walls, grass, shrubs, trees and maintenance.

(e) Application.

(1) An attorney's opinion or other suitable evidence of ownership of the property or the existence of a valid lease shall be provided to the board of adjustment by the applicant.

(2) A site plan showing the proposed improvements and any other information pertinent to the applicant's intention of complying with the provisions of this section.

(f) Permit revocable. The special permit is revocable for any of the following reasons:

(1) Failure to start development or use of the area within six months after the issuance of the permit.

(2) Abandonment of the area for parking purposes for six months.

(3) Failure to properly maintain the premises.

(4) Failure to comply with the requirements contained in this section, or imposed by the board of adjustment.

(5) If and when a special permit is revoked, the owner of the property must return it to its unimproved condition.

RECOMMENDED ACTION:

Grant a Special Permit per Branson Municipal Code Section 94-98. - Off-street parking exceptions, to provide additional parking not required in an R-3 Multiple-Family Dwelling District for the properties located at 200, 204, 208, 212, 216, 220 and 224 Roark Creek Road. This recommendation is based on the applicant's efforts in providing the necessary surface treatments, safety measures, lighting, setbacks and landscaping which will minimize the impact on surrounding properties. Additionally, per Branson Municipal Code Section 94-98, the applicant will be required to initiate development or use of the properties within six (6) months of the issuance of the permit, and will be required to properly maintain the premise during the entire length of its use.

ATTACHED INFORMATION:

Exhibit A:	Application to Board of Adjustment
Exhibit B:	Vicinity Maps
Exhibit C:	Plans (Landscape, Parking, Drainage & Grading)
Exhibit D:	Lighting Information
Exhibit E:	Public Legal Notice as Required per Sec. 94-165(b)
Exhibit F:	Public Notice as Required per Sec. 94-165(b)

15073



CITY OF BRANSON
PLANNING & DEVELOPMENT
110 W MADDUX ST, SUITE 215
PHONE: (417) 337-8535
FAX: (417) 334-2391

FOR OFFICE USE ONLY: Project No. 16-241
DATE & INITIALS: 1/20 TN
PAYMENT TYPE: [] CASH Receipt #
[X] CHECK # 6316
[] CREDIT CARD REF #
PUBLIC NOTICE DATE: 2/13
PUBLIC NOTICE FEE: \$
TOTAL DUE PRIOR TO HEARING DATE
PUBLIC HEARING DATE: 2/25 @ 7:00 PM

Application to Board of Adjustment

1. Request

- [] Variance (VAR) (\$425.040) \$557
[] Administrative Review (ADM) (\$425.030) \$557
[X] Special Permit (SPPR) (\$415.050) \$557

2. Applicant/Owner/Agent Contact Information

Applicant Name (Please Print): COX MEDICAL CENTER BRANSON
Applicant Address: 525 BRANSON LANDING BLVD, BRANSON, MO 65616
Phone Number: 417-335-7469 Fax Number: 417-335-7101 Email: TERRY.GREEN@COXHEALTH.COM

Owner's Name (Please Print): SKAGGS COMMUNITY HOSPITAL ASSOCIATION
Owner's Address: P.O. Box 650, BRANSON, MO 65616
Phone Number: 417-335-7000 Fax Number: 417-335-7101 Email:

Agent's Name (Please Print): TERRY GREEN
Agent's Address: P.O. Box 650, BRANSON, MO 65616
Phone Number: 417-335-7469 Fax Number: 417-335-7101 Email: TERRY.GREEN@COXHEALTH.COM

All correspondence should be sent to (check at least ONE): [X] Applicant [] Property Owner [] Agent

3. Property Description

- a. Property Address 200, 204, 208, 212, 216, 220 + 224 ROARK CREEK ROAD
b. Land Area (in square feet or acres)
c. Current use of property WAS R-1, NOW VACANT - STRUCTURES WERE REMOVED

4. Reason for the Request/Why the Application is being filed (attach additional sheet(s) if needed)

TO CONSTRUCT A 61 SPACE VEHICULAR PARKING LOT WITH A CONNECTING SIDEWALK TO THE COX MEDICAL CENTER. THIS WOULD ALLOW EMPLOYEES TO PARK CLOSER TO THE MEDICAL FACILITY. PROPERTIES WERE RE-ZONED TO R-3 (BILL #4776) IN SEPTEMBER, 2015, AND THE PROPERTIES ARE WITHIN 200 FEET OF A C (COMMERCIAL) ZONED PROPERTY ABUTTING TO THE SOUTH AND EAST.

5. If this is a variance request, also state:

- a. Type of area variance (setback, height, parking, etc.)
b. Amount of variance
c. Section of the Branson City Code requesting variance from

Exhibit A.2

6. Below are the four parts of the codified requirements for being given a variance from the Board of Adjustment as found in section 425.040 of the Branson Municipal Code. The Board of Adjustment must rule that your request meets these criteria before they approve such a request. In the space provided below please explain in the application how your project meets the listed four part test. Also, be aware at that Board of Adjustment hearing in this matter, you will have the opportunity to orally explain these answers and elaborate on them:

- 1. That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other land or structures in the same district.

N/A

- 2. The literal interpretation of the provisions of this title [appendix] would deprive the applicant of rights commonly enjoyed by other properties in the same district under the term of this title [appendix].

N/A

- 3. That the special conditions and circumstances do not result from the actions of the applicant.

N/A

- 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title [appendix] to other lands or structures in the same district.

N/A

7. The Applicant Shall Submit the following:

All applications to the Board of Adjustment must include the following on the date of submission. The case will not be placed on an agenda until all information is received and complete.

- Completed application form with property owner/agent signature.
Appropriate fee payable to City of Branson.
Recent copy of the WARRANTY DEED/DEED OF TRUST as well as any Codes, Covenants and/or Restrictions for the subdivision in which the subject property is located.

Restrictions: (Note: zoning WILL NOT supersede deed restriction(s), if any.)

- No deed restrictions
A list of restrictions have been attached.

The information presented with this application is true and correct to the best of the undersigned's knowledge.

8. With the signing and submittal of this application, the property owner authorizes the City of Branson to enter onto the subject property, at a reasonable time, to collect data and other information in order to accurately prepare reports or other documentation for review by the Board of Adjustment and City departments. Cost associated with legal advertisement, neighbor notices, and court reporter fee shall be reimbursed to the City of Branson before an item can be considered at the Board of Adjustment meeting. Payment is due no later than one week prior to the scheduled meeting. If payment has not been received, the item may be withdrawn.

X Applicant's Signature: David Strong
Printed Name: DAVID STRONG Date: 1/11/16

X Owner's Signature: David Strong
Printed Name: David Strong Date: 1/11/16

X Agent's Signature: Terry Green
Printed Name: Terry Green Date: 1/11/16

ACKNOWLEDGMENT OF PROPERTY OWNER

STATE OF Missouri)
) SS.
COUNTY OF Taney)

On this 11th day of JANUARY, 2016, before me personally appeared David Strong & Terry Green to me known to be the person described in and who executed the foregoing application, and acknowledged that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Branson, Missouri the day and year first above written.

1st Barbara L Stewart
Notary Public

My term expires March 8, 2019

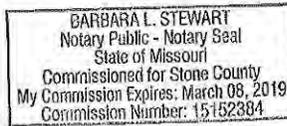


Exhibit B.1

200, 204, 208, 212, 216, 220 & 224 Roark Creek Rd

City of Branson
Planning & Development
January 2016

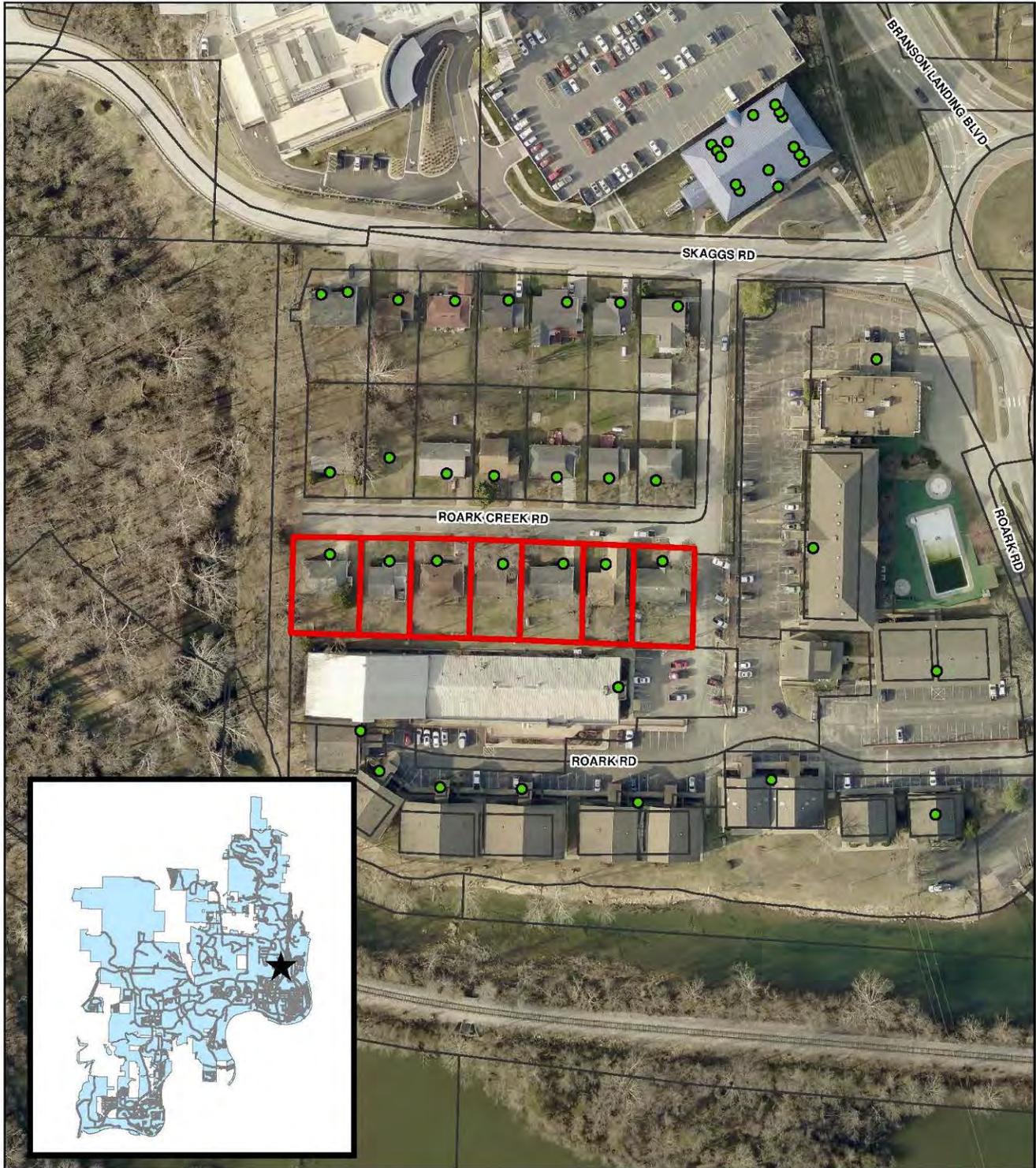
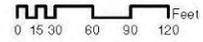


Exhibit B.2

200, 204, 208, 212, 216, 220 & 224 Roark Creek Rd

City of Branson
Planning & Development
January 2016

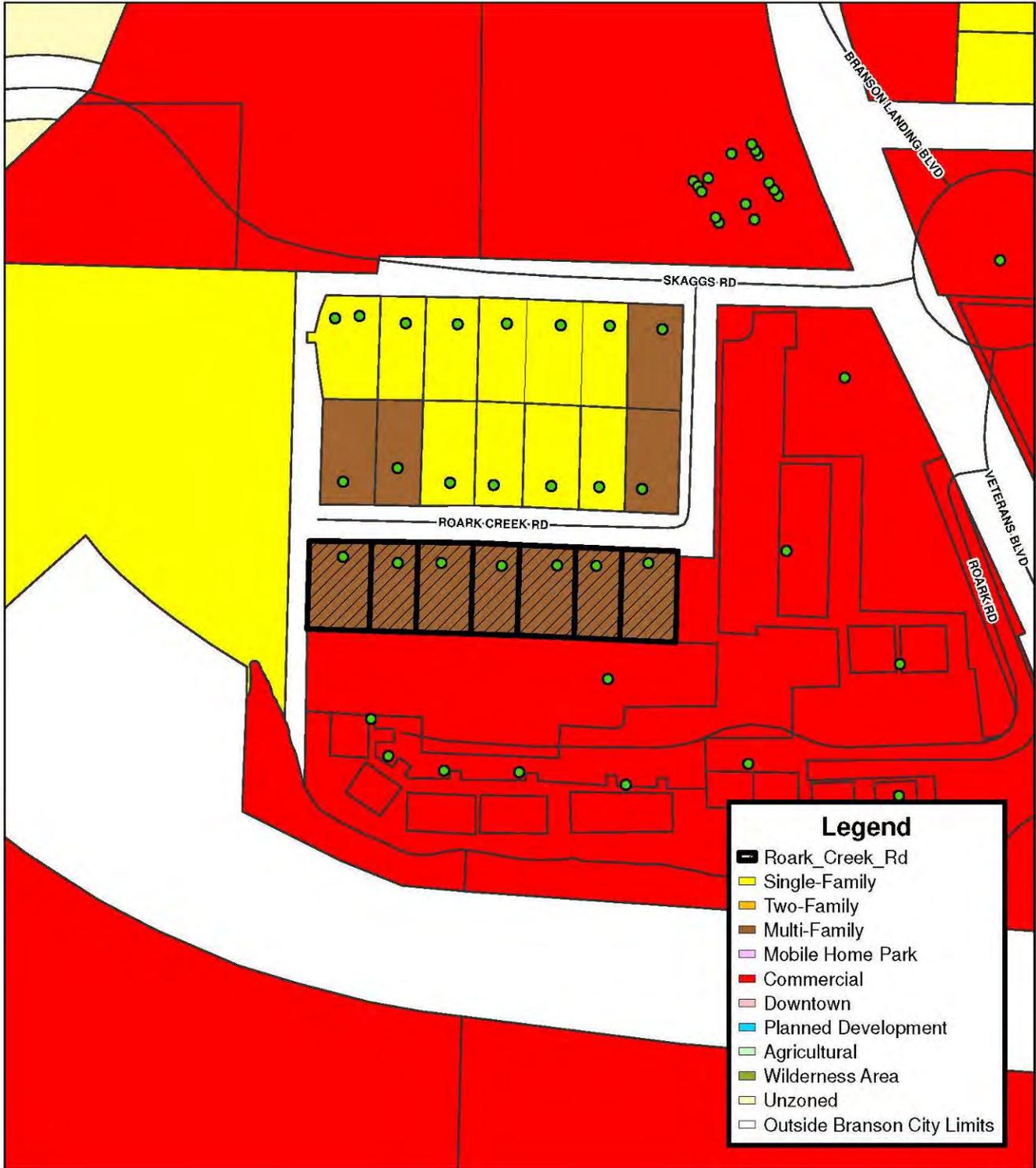
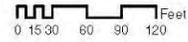


Exhibit C.4

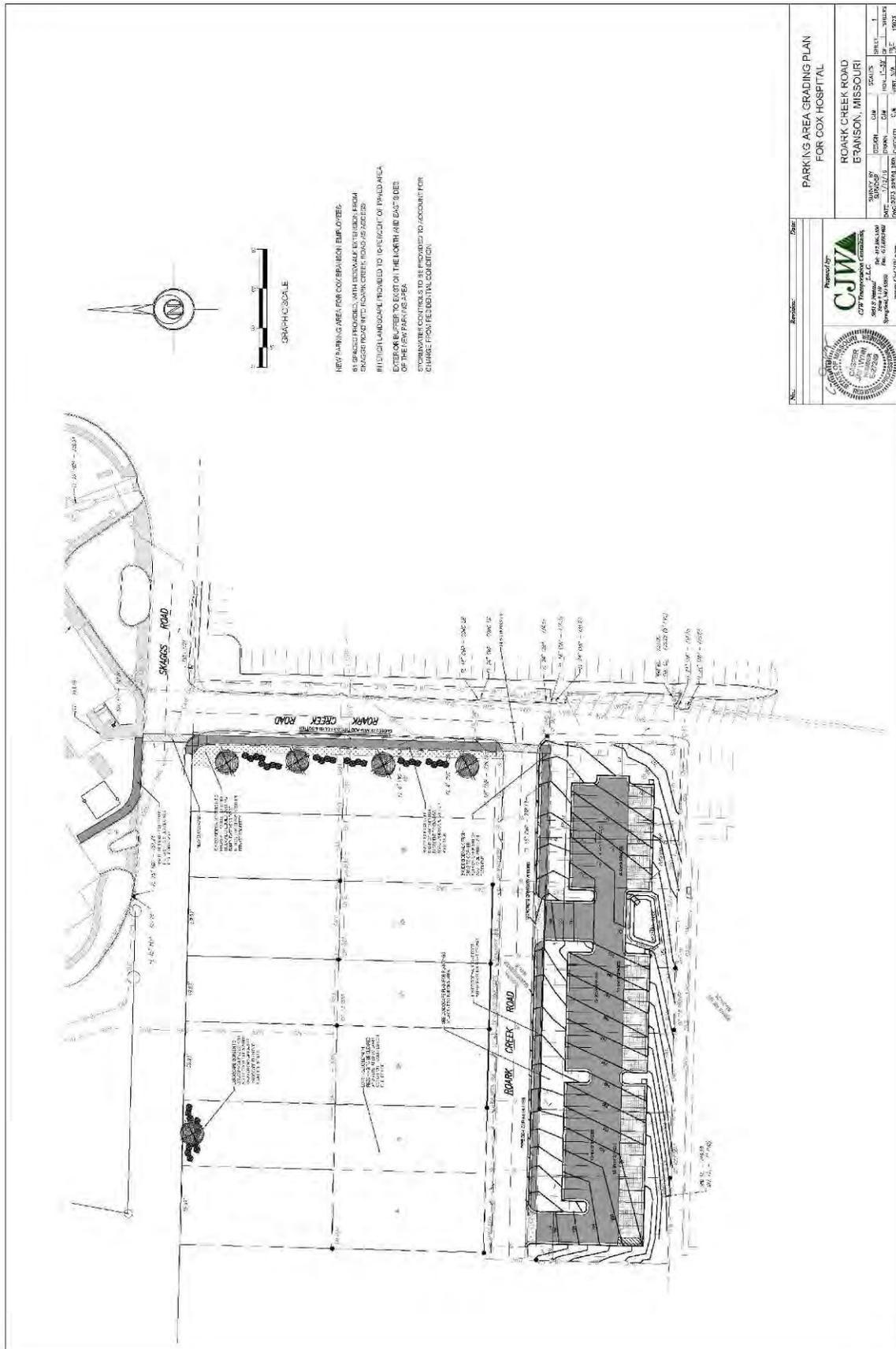
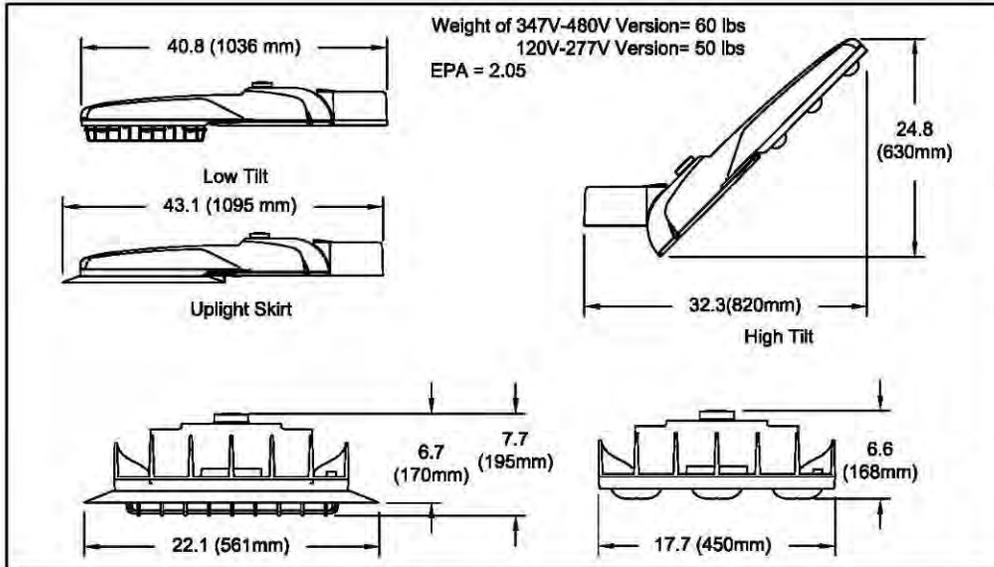


Exhibit D.1



Exhibit D.2



MONGOOSE LED™
LED Roadway Lighting

**Infrastructure
Outdoor**



MGLED	Series Code	Number of LED'S	Color Temperature	Voltage	Optics	Tilt Range	Mounting	Color
		4= 4 COB 5= 5 COB 6= 6 COB 7= 7 COB 8= 8 COB 9= 9 COB	4K= 4000 Kelvin 5K= 5000 Kelvin	AS= 120V-277V AH= 347V-480V	N = Narrow Roadway M = Medium Roadway W = Wide Roadway F = Forward Throw (Type 4) A = Area (Type 5)	H = High (27° - 45°) L = Low (0° - 18°)	V = Vertical Tenon H = Horizontal Arm A = Architectural	G = Gray H = Graphite K = Black N = Green W = White Z = Bronze

ORDERING INFORMATION:

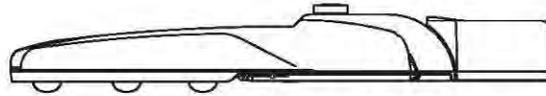
Standard Options	Special Options *
NL = NEMA Label P3 = 3 PIN NEMA Photocontrol Receptacle P5 = 5 PIN NEMA Photocontrol Receptacle P7 = 7 PIN NEMA Photocontrol Receptacle DM = 0V – 10V dimmable driver DE = ROAM Concierge/Enterprise VE = ROAMview PCSS = DSS 120-277V Photocontrol PCL1 = DLL 120V Photocontrol PCL3 = DLL 347V Photocontrol PCL4 = DLL 480V Photocontrol PSC = Shorting Cap SP= Individual unit/Sample pack US = Uplight Skirt (DLC Approved)	ML=Multi-Level Dimming CLO = Constant Lumen Output *Additional information is required from the customer. Please contact Infrastructure TSG for assistance.
	Accessories
	MGLEDWG = WIRE GUARD KIT

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE PRODUCT DESCRIBED HEREIN. THE CUSTOMER SHALL BE RESPONSIBLE FOR VERIFYING THAT THE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER, IS THE CORRECT AND COMPLETE DRAWING. THE DRAWING SHALL BE SUPPLIED WITH EACH ORDER TO MATCH THE FULLY PROVIDED. THIS DRAWING IS THE PROPERTY OF HOLOPHANE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HOLOPHANE. ALL RIGHTS RESERVED.

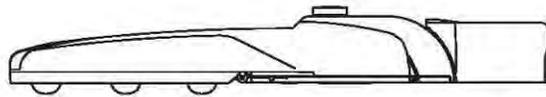
ORDER #:	
TYPE:	
DRAWN:	BGW
DATE:	11/19/14
DWG #:	MONGOOSE LED

Exhibit D.3

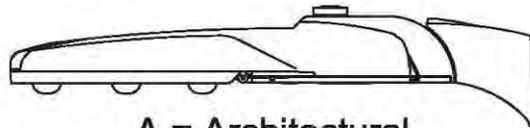
Mounting



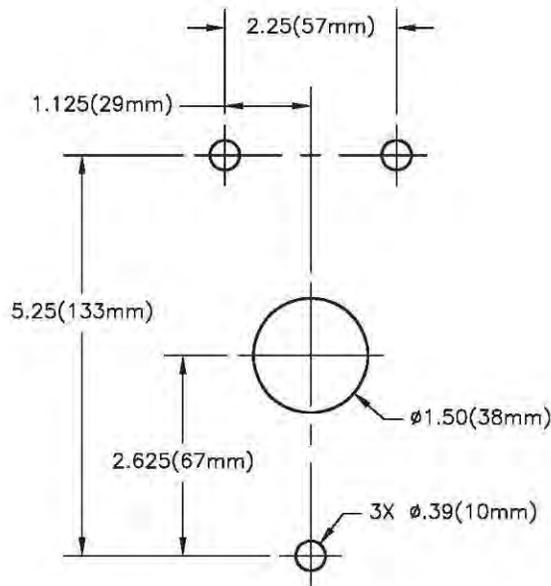
V = Vertical Tenon
Attaches to 2" Vertical Tenon



H = Horizontal Arm
Attaches to 2" Horizontal Arm



A = Architectural
Attaches to Square Pole or Tenon
Adaptor (See Pole Pattern Below)



MONGOOSE LED™
LED Roadway Lighting

**Infrastructure
Outdoor**



THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE WRITTEN ON POLE ORDER AN ANCHOR BOLT TEMP. LATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE LOADED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONSENT THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

ORDER #: _____
TYPE: _____
DRAWN: BGV
DATE: 10/23/13
DWG #: MONGOOSE LED

Exhibit E.1

NOTICE OF PUBLIC HEARING
Special Permit

Cox Medical Center Branson
NOTICE is given that a public hearing will be held by the Board of Adjustment of the City of Branson at 7:00 p.m. on Thursday, February 25, 2016, at City Hall in Branson, Missouri, concerning a request for a Special Permit to provide additional parking spaces not required for the properties located at 200, 204, 208, 212, 216, 220, and 224 Roark Creek Road, Branson, Missouri and legally described as follows:

ALL OF LOTS, 15, 16, 17, 18, 19, 20, AND 21 IN THE AMENDED PLAT OF ROARK SUBDIVISION NO. 2, AS PER THE RECORDED PLAT IN PLAT BOOK 5 AT PAGE 18, TANEY COUNTY RECORDERS OFFICE.

Public comments on this request will be heard at the scheduled meeting. Petitions may be filed with the Planning Division prior to the Board of Adjustment meeting.

B13/11

NOTICE OF PUBLIC HEARING
Special Permit

Cox Medical Center Branson
NOTICE is given that a public hearing will be held by the Board of Adjustment of the City of Branson at 7:00 p.m. on Thursday, February 25, 2016, at City Hall in Branson, Missouri, concerning a request for a Special Permit to provide additional parking spaces not required for the properties located at 200, 204, 208, 212, 216, 220, and 224 Roark Creek Road, Branson, Missouri and legally described as follows:

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Public comments on this request will be heard at the scheduled meeting. Petitions may be filed with the Planning Division prior to the Board of Adjustment meeting.

B13/11

**THIS IS
YOUR
PROOF**

**CHECK A BOX &
SIGN ON THE X
THEN FAX BACK**

TO: Chris AT

(417) 334-4299

Legal OK as is

Legal needs corrections

Send new proof

SIGNATURE

X Tara Norback

Run Dates 2/13

Dollar Investment \$34

**Your Proof is Due Back
As Soon As Possible**



**If You Have Any Questions
Please Call 334-3161
Ext. 119**

CITY OF



BRANSON

PUBLIC MEETING NOTICE & INVITATION

Board of Adjustment

PUBLIC HEARING

Thursday, February 25, 2016
7:00 p.m.

Branson City Hall
110 W. Maddux St.
Second Floor
Council Chambers

For more information,
please call:

417-337-8568

Or for the Staff Report for
this item go to:

[http://www.bransonmo.gov/
AgendaCenter](http://www.bransonmo.gov/AgendaCenter)

City of Branson
Planning & Development
Department

110 W. Maddux St.
STE 215
Branson, MO 65616

Main Phone: 417-337-8549
Fax: 417-334-2391
www.bransonmo.gov



We invite and welcome your participation!

You are cordially invited to attend a public hearing to discuss a request for Special Permit to allow the establishment of a parking area for the properties located at 200, 204, 208, 212, 216, 220, and 224 Roark Creek Road, Branson, Missouri.

This invitation is being sent to property owners within 185 feet of the subject property (identified in red outlined area in the above illustration). This is a public hearing and action will be taken. Please be a part of the decision process and provide your comments at the scheduled meeting. If you are unable to attend, please provide your comments in writing or by calling us at 417-337-8568.

We look forward to hearing from you!

Exhibit F.2

Project No. 16-02400001

	OwnerName	Address	City	State	Zip5
1	CLUB ROARK INC	118 STATE DR	HOLLISTER	MO	65672
2	EMPIRE DISTRICT ELECTRIC CO	PO BOX 127	JOPLIN	MO	64802
3	MARQUART CAROL	208 SKAGGS RD	BRANSON	MO	65616
4	RENNIE HELEN G & RENNIE DAVID G & MICHELLE Y ROARK MOTOR LODGE INTERVAL	564 S MULBERRY RD	COLLINSVILLE	IL	62234
5	OWNERSHIP SALES CORP	118 STATE DRIVE	HOLLISTER	MO	65672
6	TURNER FRANK G & TAMMIE	PO BOX 832	HOLLISTER	MO	65673