



# PLANNED DEVELOPMENT APPLICATION

110 W. Maddux St., Ste. 215, Branson, MO 65616  
417-337-8549/Fax 417-334-2391

Office Use Only
PLND PNDA
Date Applied

**Property Information**

**911 Property Address** \_\_\_\_\_

Property Owner \_\_\_\_\_  Owner is applicant

Contact Name \_\_\_\_\_ Email \_\_\_\_\_

Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_

**Agent Information (if different from property owner)**

Name \_\_\_\_\_ Email \_\_\_\_\_

Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_

**Additional Required Information**

- Check box below that corresponds with your request.
    - New Planned Development (\$1,089)
    - Amend existing Planned Development (\$1,089)
- Planned Development Name: \_\_\_\_\_

- Attach **PLANNED DEVELOPMENT DOCUMENT** including all required information (See Reference Guide).
- Attach a recent copy of the **WARRANTY DEED/DEED OF TRUST** and check the appropriate box below:
  - No deed restrictions
  - A list of **DEED RESTRICTIONS** have been attached to application.

**Property Owner / Agent Acknowledgement**

In signing this application, the applicant acknowledges all information provided is complete and accurate. The applicant also agrees to abide by the regulations of the Branson Municipal Code.

\_\_\_\_\_  
Property Owner Original Signature                      Print Name                      Date

\_\_\_\_\_  
Agent Original Signature                      Print Name                      Date

OFFICE USE ONLY					
✓	Description	Comments	✓	Description	Comments
	Warranty Deed/Deed of Trust			Public notice date	
	Deed Restrictions			Public hearing date	
	PD document			Additional fees paid	
	Pre-application date			Staff Initials	

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City of Branson  
**Planned Development Application**

Property address: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
   ) SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_,  
to me known to be the property owner 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  
\_\_\_\_\_, \_\_\_\_\_ the day and year first above written.

/s/ \_\_\_\_\_  
Notary Public

My term expires: \_\_\_\_\_

The PLANNED DEVELOPMENT DOCUMENT must include the following:

- Purpose Statement
- Describe the Planned Development's public benefit
- Describe how the long-term conservation of natural, historical, architectural or other significant features or open space will be achieved, where such features would otherwise be destroyed or degraded by development as permitted by the underlying zoning district
- Legal Description
- Current Ownership
- Current Zoning
- Tract/Parcel Locations and Dimensions
- Density – per gross, net acres and for each land use
- Intensity of Land Use
- Amount of land for common area open space, recreation use and public use
- Project Boundaries
- Written text and Graphics depicting the overall concept of the plan
- Use List (using underlying zoning district permitted, special and accessory uses)
- Limitations upon uses, building types and site layouts
- Provisions for maintenance of common areas
- Proposed agreements, dedications or easements
- Proposed private covenants and restrictions
- A circulation plan indicating adjoining roads, access points, vehicular and pedestrian systems
- An Improvement Plan
  - Water supply and distribution facilities
  - Source of water supply
  - Sewage collection and disposal
  - Method and location of sewage discharge
  - Methods and facilities for the management of stormwater runoff
  - Improvements to streets and roads
- A Statistical Summary
  - Total number of acres and per each land use
  - Total gross and net residential density and per each land use
  - Floor area and open space ratios

### Final Planned Development Components:

- Proposed Phasing Plan including the commencement and completion dates for all:
  - Structures
  - Recreational, open space and common facilities
- A copy of the formal agreement for the ownership and maintenance of the common open space
- A copy of any subdivision plat, plat of dedication or plat vacation that is part of the Planned Development request
- A restrictive covenant limiting development of construction that complies with the approved final Planned Development