



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653  
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861  
website: [www.taneycounty.org](http://www.taneycounty.org)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, JULY 9, 2012, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*  
*Explanation of Meeting Procedures*  
*Presentation of Exhibits*

Public Hearing:

*Von Allmen Mini Storage*

Old and New Business:

*Tentative*

Adjournment.



# TANEY COUNTY PLANNING COMMISSION DIVISION III STAFF REPORT

**HEARING DATE:** July 9, 2012

**CASE NUMBER:** 2012-0009

**APPLICANT:** Lee Von Allmen

**LOCATION:** The subject property is located in the 1600 block of Sycamore Church Road, Branson, MO; Branson Township; Section 13, Township 23, Range 22.

**REQUEST:** The applicant, Lee Von Allmen is requesting approval of a Division III Permit to allow for the development of a mini-storage facility.

## **BACKGROUND and SITE HISTORY:**

The subject property consists of two (2) 7.5 acre meets & bounds described tracts of land, with the total land area being a total of fifteen (15) acres.

The current application was approved for Concept on June 18, 2012.

## **GENERAL DESCRIPTION:**

The applicant is proposing to utilize the fifteen (15) acre area as a mini storage facility. The applicant is seeking the approval of a Division III Permit allowing for the construction of a mini storage facility, with a total of 22 storage buildings with 40 units each, for a grand total of 880 storage units upon build out. The applicant has indicated, at this time, that he will initially seek Division II Permits for the construction of two buildings (80 storage units). The applicant has indicated that the vacant area shown on the site plan, adjacent to Sycamore Church Road will be utilized for outdoor storage.

The adjoining property to the north is utilized both as a single-family residence and as an electrical contracting company. The adjoining property to the south falls within the corporate limits of the City of Branson and has been platted as the residential portion of the Branson Commerce Park Subdivision. Immediately adjoining the property to the west is the Sycamore Church road and then the Horizon Hills Subdivision. The adjoining property to the east is the light residential Vista Park Subdivision.

## REVIEW:

Per the provisions of the Taney County Development Guidance Code, "The required buffer shall be a minimum of twenty-five feet (25) in width and may consist of existing indigenous plant material left in the undisturbed state." However the Development Guidance Code further allows, "A privacy fence, wall, landscaped earthen berm or other screening device found to be appropriate by the Planning Commission may be utilized in lieu of the required twenty-five (25) wide landscaped buffer." The applicant has indicated that a 6 foot tall chain link fence will be provided around the entire mini storage facility. The staff has recommended that if chain link fencing is utilized that slats are provided within the fencing along the southern property boundary in order to ensure that the fencing is opaque, providing a buffer between the property in question and the residential subdivision to the south. The applicant is also proposing to preserve a large portion of the existing wooded area between the mini storage facility and Vista Park Subdivision to the east.

Per the provisions of Appendix K of the Taney County Development Guidance Code recreational vehicle or outdoor storage parking areas should have security fencing and lighting.

The mini storage facility will be served by a commercial driveway off of Sycamore Church Road.

The applicant has indicated that the storage facility will **not** have an on-site office facility and will therefore not require water or sewer service. The proposal will however, be contiguous with the corporate limits of the City of Branson. The Planning Staff has received a response from Joel Hornickel, Senior Planner with the City of Branson stating that, "Without the provision of water and sewer service, the City of Branson will not require annexation of a property contiguous with the current city limits."

Due to the addition of a large amount of impervious surface a stormwater management plan will be required.

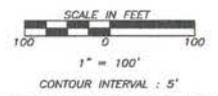
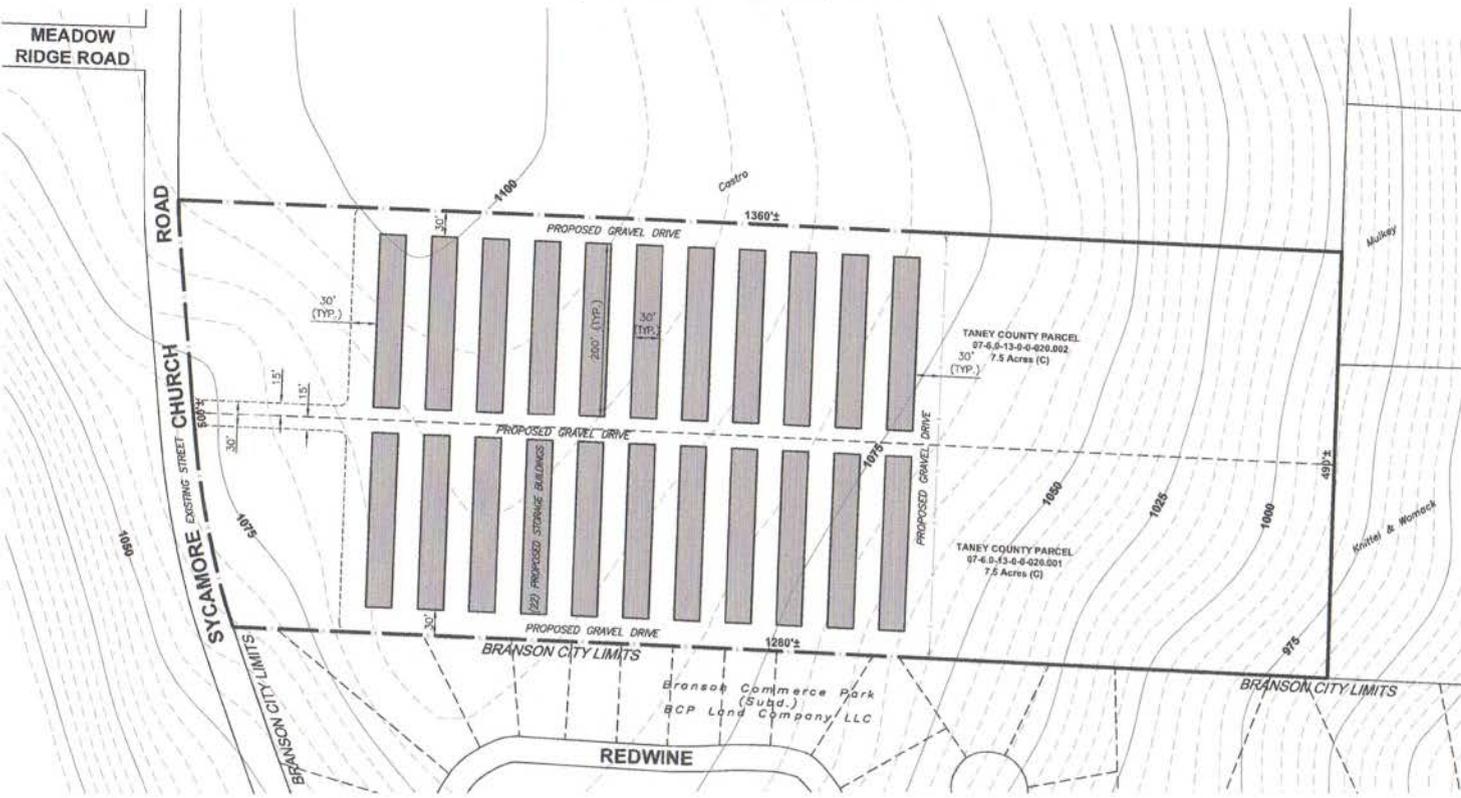
The project received a score of -10 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of off-site nuisances, waste disposal service, use compatibility, building bulk / scale and lot coverage.

## **SUMMARY:**

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

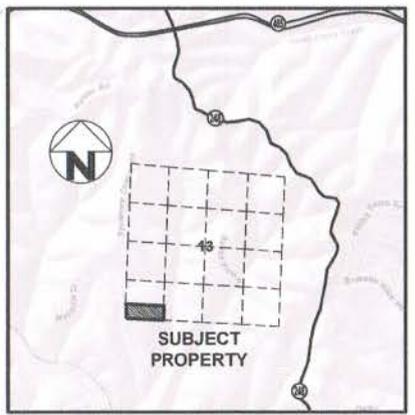
1. Compliance with the provisions of the Taney County Development Guidance Code, that includes plans for the following:
  - a. Stormwater management (Appendix B Item 3)
2. A compliance letter from the Fire District and the County Road & Bridge Department.
3. A six (6) foot tall opaque (privacy) fence shall be provided between the property in question and Branson Commerce Park to the south.
4. The outside storage area shall have security fencing and lighting in place.
5. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
6. Shall the development require the provision of sewer service in the future; the property owner shall connect to Branson municipal sewer.
7. This decision is subject to all existing easements.
8. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
9. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 2, Item 6).

Part W1/2 SW1/4  
 Section 13, T23N R22W 5th P.M.  
 City of Branson, Taney County, Missouri



NOTE: APPROXIMATE CONTOURS GENERATED FROM 10m MISSOURI CARES DEM (DIGITAL ELEVATION MODEL)

- LEGEND**
- APPROXIMATE PROPERTY BOUNDARY FROM TANEY COUNTY ONLINE GIS
  - - - PROPOSED 6' TALL CHAIN LINK FENCE
  - - - BRANSON CITY LIMITS



**LOCATION MAP**  
 Sec. 13, T23N R22W 5th P.M.  
 City of Branson, Taney County, Missouri

*Development Plan*

**Riggs & Associates, Inc.**  
 Land Surveyors  
 1-800-317-8125 417-256-8125  
 102 West Tenth Knappe, St. - West Plains, MO 65755 email: survey@riggsandsurveying.com  
 www.riggsandsurveying.com

OWNER / DEVELOPER: <b>Lee Von Allmen</b>			
DATE: MAY 28, 2012	DRAWN BY: M.C.W.	EP FILE: N/A	JOB NO. 12409
FIELD BOOK:	DWG FILE: 12409V-1	EP DIR: N/A	SHEET 1 OF 1

S:\dwg\12409\_Von Allmen Site Plan.dwg 05/22/2012 10:29 AM Riggs & Associates, Inc. - West Plains, MO 65755

Von Allmen Mini Storage		Permit#:	12-09		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
<b>Water Quality</b>					
SEWAGE DISPOSAL	n/a=	x			
centralized system		2	5		
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
<b>Environmental Policies</b>					
SOIL LIMITATIONS	n/a=				
no known limitations		0	3	0	0
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			
SLOPES	n/a=				
<b>NOTE: if residential, mark "x" in box.....</b>					
development on slope under 30%		0	4	0	0
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES	n/a=				
no impact on critical wildlife habitat or fisheries issues		0	2	0	0
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY	n/a=				
cannot cause impact		0	2	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
<b>Land Use Compatibility</b>					
OFF-SITE NUISANCES	n/a=				
no issues or nuisance(s) can be fully mitigated		0	5	-1	-5
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
<b>Compatibility Factors</b>					
USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Von Allmen Mini Storage		Permit#:	12-09		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=			
lot coverage compatible with surrounding areas		0	1	-1	-1
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE		n/a=			
bulk / scale less than or equivalent to surrounding areas		0	3	-1	-3
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS		n/a=			
proposed materials equivalent to existing surrounding structures		0	2		
proposed materials similar and should blend with existing structures		-1			
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=			
no rooftop equipment or vents		2	1		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=			
no on-site waste containers		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=			
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

Von Allmen Mini Storage		Permit#:	12-09		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
<b>Local Economic Development</b>					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	0	0
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
<b>Site Planning, Design, Occupancy</b>					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
<b>Commercial Development</b>					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Von Allmen Mini Storage		Permit#:	12-09		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads		2	3	1	3
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
<b>Services - Capacity and Access</b>					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	1	5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
<b>Internal Improvements</b>					
WATER SYSTEM SERVICE		n/a=	x		
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3		
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	0	0
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			

Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure		2	4	0	0
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			
<b>Open-Space Density</b>					
USABLE OPEN SPACE		n/a=	x		
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
<b>Solid Waste Disposal</b>					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

**Total Weighted Score= -10**

**Maximum Possible Score= 29**

**Actual Score as Percent of Maximum= -34.5%**

**Number of Negative Scores= 5**

**Negative Scores as % of All Applicable Scores= 31.3%**

Scoring Performed by:

*Bob Atchley / Bonita Kisse*

Date:

*June 26, 2012*

Project: **Von Allmen Mini Storage**

Permit#: **12-09**

Policies Receiving a Negative Score	
Importance Factor 5:	<b>off-site nuisances waste disposal service</b>
Importance Factor 4:	<b>use compatibility</b>
Importance Factor 3:	<b>building bulk/scale</b>
Importance Factor 2:	<b>none</b>
Importance Factor 1:	<b>lot coverage</b>

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *June 26, 2012*

**Project: Von Allmen Mini Storage**

**Permit: 12-09**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	29	-10	-34.5%	5	31.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>15</b>	<b>-5</b>	<b>2</b>	<b>33.3%</b>
sewage disposal				
<b>off-site nuisances</b>	0	-5		
diversification	10	0		
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	0		
<b>waste disposal service</b>	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>8</b>	<b>-4</b>	<b>1</b>	<b>33.3%</b>
slopes	0	0		
<b>use compatibility</b>	0	-4		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>			<b>1</b>	<b>33.3%</b>
soil limitations	0	0		
<b>building bulk/scale</b>	0	-3		
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering	6	3		
water system service				
<b>Importance Factor 2</b>				
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>	<b>0</b>	<b>-1</b>	<b>1</b>	<b>100.0%</b>
<b>lot coverage</b>	0	-1		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*  
 Date: *June 26, 2012*