



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 10, 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:

Branson Landing Zip Line
Jake's Lake Shipping Container Storage/Rental
Happy Hollow

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: September 10, 2012

CASE NUMBER: 2012-0014

PROJECT: Branson Landing Zip-Line

APPLICANT: Darrell Henley – Branson Eco View, LLC

REPRESENTATIVE: Chris Lucchi

LOCATION: The subject property is located at 117 Eastlake Street, Branson, MO; Scott Township; Section 33, Township 23, Range 21.

REQUEST: The applicant, Darrell Henley (Branson Eco View, LLC) is requesting approval of a Division III Permit to allow for the development of a Zip-Line Attraction.

BACKGROUND and SITE HISTORY:

The County portion of the Zip-Line Attraction has been proposed within an area of two contiguous parcels of land within the Mount Branson Subdivision. The eastern-most parcel is owned by the Branson Chamber of Commerce and the western-most parcel is currently owned by George & Marsha Scism. The representative has indicated that a lease agreement has been signed with the Branson Chamber of Commerce, allowing for the utilization of this tract of land for the zip-line attraction, contingent upon approval of this proposal by the Taney County Planning Commission. This first parcel of land has been owned by the Branson Chamber of Commerce since 1948 and has been the site for the annual Adoration Nativity Scene since that time. This tract is approximately 1.18 acres in size, (per the Assessor's information) described as Lots 82 through 87 of the Mount Branson Subdivision. The representative has further indicated that the second tract of land will be purchased from the current property owners (George & Marsha Scism), also contingent upon approval of this proposal by the Taney County Planning Commission. This second tract of land is an approximately 1.23 acre meets and bounds described tract of land (per the Assessor's information).

The current application was approved for Concept on August 20, 2012.

GENERAL DESCRIPTION:

The representative has indicated that the proposed Zip-Line Attraction will consist of three components: a chair lift ride across Lake Taneycomo originating from the Branson Landing; a landing and observation deck along the eastern shore bluff and a zip-line ride back to the Branson Landing. A customer would have the ability to depart back to the Branson Landing either via the chair lift ride or the zip-line. The representative has stated that a proposed deck structure will be constructed within the Branson Landing, next to what was formerly The Macaroni Grill restaurant; with a second, proposed landing and observation deck structure being built atop the bluff north of the Candlestick Inn. The representative has indicated that no supports or structures will be placed within the flow line of Lake Taneycomo.

The representative has further indicated that the Zip-Line Attraction will both originate and terminate at the Branson Landing. Tickets will be sold at a kiosk in the Town Square and all customer parking is to be provided at the Branson Landing. Customers will have the opportunity to view the Lake Taneycomo and Branson Landing area and then will only be allowed to leave the observation deck by riding back to the Landing, unless there is an emergency situation. The representative has indicated that in the event of an emergency situation customers could be off-loaded directly from the observation deck and shuttled back to the Branson Landing.

The site will continue to serve as home of the annual Adoration Nativity Scene as specified in the lease agreement. The representative has indicated that the Nativity Scene will be relocated on the same parcel of land a short distance to the north-east.

REVIEW:

As stated above, the proposed Zip-Line Attraction will both originate and terminate at the Branson Landing, with all customer parking being provided at the Landing. However, the representative has indicated that a small employee parking area will be provided for the two (2) employees who will be working on the observation deck. Therefore, the staff is recommending that the industrial parking standard from the Development Guidance Code be utilized, in which one (1) space is required for each employee, along with the provision of an additional handicap accessible space. The parking area will also be made available to maintenance personnel primarily outside of regular business hours.

The applicant is proposing to utilize the existing entrance off of Eastlake Street as the employee and emergency entrance to the observation deck. The staff is recommending that the entrance be improved and hard surfaced with asphalt, chip and seal or concrete.

The representative has indicated that the company is in the process of obtaining the necessary approvals and easements regarding both the crossing of Lake Taneycomo and Lakeshore Drive.

The representative has stated that the observation deck will include a restroom facility. This restroom will be served by the Taney County Regional Sewer District and the Taney County Water District # 2.

The representative has indicated that the Branson Landing Zip-Line will create a number of year-round and part-time jobs. Jobs will also be created via the planning, design and construction of the project.

The adjoining property immediately to the north and east is residential. The adjoining property to the south is commercial (Candlestick Inn) and the adjoining property to the west is Lakeshore Drive and Lake Taneycomo.

The closest residence will be approximately 300 feet from the landing and observation deck. The staff recommends that a six (6) foot tall opaque (privacy) fence be provided between the properties in question and the residences to the north.

The Planning Director of the City of Branson has indicated that there will not be a requirement for a Public Hearing concerning zoning within the Branson Landing, because the zip-line attraction would be an allowed use. The City of Branson will require building permits for the construction of the structures within the Branson Landing.

The project received a total score of -3 on the Policy Checklist, out of a maximum possible score of 61. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, stormwater drainage, use compatibility and utilities.

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
2. Compliance letters from the Fire, Sewer and Water Districts and also the U.S. Army Corps of Engineers and the Empire Electric Cooperative, including all other entities which have requirements governing a development of this nature.(Chapter VI-VII).
3. Compliance letters from both the City of Branson and the City of Hollister.
4. A copy of the signed lease agreement shall be provided to the Planning Department.
5. Recorded copies of the easements regarding both the crossing of Lake Taneycomo and Lakeshore Drive shall be provided to the Planning Department.
6. A six (6) foot tall opaque (privacy) fence shall be provided between the properties in question and the residences to the north.
7. No outside storage of equipment or solid waste materials,
8. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.

Branson Landing Zip-Line		Permit#:	12-14		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	2	10
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			
Environmental Policies					
STORM DRAINAGE		n/a=			
on-site stormwater retention and absorption with engineered plans		2	4	-1	-4
on-site stormwater retention and absorption without engineered plans		1			
stormwater retention with managed and acceptable run-off		0			
no stormwater retention, but adverse impacts from run-off have been mitigated		-1			
no acceptable management and control of stormwater run-off		-2			
AIR QUALITY		n/a=			
cannot cause impact		0	4	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Critical Areas					
PRESERVATION OF CRITICAL AREAS		n/a=	x		
no adverse impact to any designated critical area		2	3		
one of the designated critical areas impacted but can be fully mitigated		1			
more than one of the designated critical areas impacted but can be fully mitigated		0			
one or more of the designated critical areas impacted and mitigation not fully effective		-1			
one or more of the designated critical areas impacted with no ability to mitigate problem		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues		2	4	1	4
minimal issues, but can be fully mitigated		1			
issues that can be buffered and mitigated to a reasonable level		0			
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
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			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS n/a=	x			
no on-site waste containers or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC. n/a=	x			
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=	x			
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			
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			
Local Economic Development				
AGRICULTURAL LANDS n/a=				
no conversion of Class I-IV agricultural land to other use(s)	0	1	0	0
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
RIGHT TO FARM n/a=				
does not limit existing agricultural uses / does not cause nuisance, predation	0	3	0	0
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	2		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

Branson Landing Zip-Line		Permit#:	12-14		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	1	4
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
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			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads		2	4	0	0
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			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
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=	x		
structure size and/or access can be serviced by emergency equipment		0	3	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			

Branson Landing Zip-Line		Permit#:	12-14		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way	1	5	0	0	
50 ft. right-of-way	0				
40 ft. right-of-way	-1				
less than 40 ft. right-of-way	-2				
Internal Improvements					
WATER SYSTEMS		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	2	6	
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	-2	-10	
fire hydrant system with limited coverage	-1				
no fire hydrant system	-2				
PEDESTRIAN CIRCULATION		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				
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				

Branson Landing Zip-Line		Permit#:	12-14		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
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			
Solid Waste Disposal					
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= -3

Maximum Possible Score= 61

Actual Score as Percent of Maximum= -4.9%

Number of Negative Scores= 5

Negative Scores as % of Total Score= 14.3%

Scoring Performed by:

Bob Atchley

Date:

August 29, 2012

Project: Branson Landing Zip-Line

Permit#: 12-14

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	stormwater drainage use compatibility utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley

Date: August 29, 2012

Eastern District Relative Policies: Division III Permit

Project: **Branson Landing Zip-Line**

Permit: **12-14**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	61	-3	-4.9%	5	31.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-5	2	50.0%
sewage disposal	10	10		
right-of-way / roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	40	-4	3	37.5%
stormwater drainage	8	-4		
air quality	0	0		
off-site nuisances	8	4		
use compatibility	0	-4		
diversification	8	4		
development buffering	8	0		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	6	6		
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services				
water systems	6	6		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Bob Atchley*
 Date: *August 29, 2012*

Bob Atchley

From: Jim Lawson [jlawson@bransonmo.gov]
Sent: Friday, August 31, 2012 10:38 AM
To: Bob Atchley
Cc: Dean Kruithof; Garrett Anderson; Joel Hornickel
Subject: RE: Branson Landing Zip-Line

There is no public hearing required for zoning. It is an allowed use. They are required to get a building permit and we will be checking for safety and other concerns.

Jim

From: Bob Atchley [mailto:boba@co.taney.mo.us]
Sent: Friday, August 31, 2012 9:50 AM
To: Jim Lawson
Subject: Branson Landing Zip-Line
Importance: High

Hello Jim,

As you know, on July 30th our office received a Division III (Land Use) Permit Application for the proposed Branson Landing Zip-Line Attraction from Chris Lucchi. During the Planning Commission Concept Hearing for this application the Planning Commission requested that I obtain a written response from the City of Branson regarding this proposal and the required approval process that will be undertaken by the City of Branson for this project. Please note that the Planning Commission Public Hearing will be held at 6:00 PM on Monday September 10th, with the Final Review and Vote being held at 6:00 PM on Monday, September 17th. If possible I would greatly appreciate a written response before Wednesday, September 5th, in order to allow for this documentation to be a part of the Planning Commission Packet. I sincerely apologize for the lack of notice.

The representative has indicated that the proposed Zip-Line Attraction will consist of three components: a leisurely chair lift ride across Lake Taneycomo originating from the Branson Landing; an observation deck along the eastern shore bluff and an exciting zip-line ride back to the Branson Landing. The representative has further indicated that a proposed deck structure (extending approximately 30 feet) will be built within the Branson Landing, next to what was formerly The Macaroni Grill restaurant; with a second, proposed observation deck structure being constructed atop the bluff north of the Candlestick Inn. The representative has stated that no supports or structures will be placed within the flow line of Lake Taneycomo.

The representative has indicated that the Zip-Line Attraction will both originate and terminate at the Branson Landing. Tickets will be sold at a kiosk in the Town Square and all customer parking is to be provided at the Branson Landing. Customers will have the opportunity to view the Lake Taneycomo and Branson Landing area from the proposed deck on the County side but will only be allowed to leave the observation deck in the event of an emergency. The representative has stated that the only people that will access this attraction from the county observation deck would be the two employees that would assist customers with the loading and unloading from the chair lift and zip-line and assistance with safety harnesses.

The representative has indicated that he is in the process of obtaining the necessary approvals and easements regarding both the crossing of Lake Taneycomo and the roadways.

Would you like to hold an informal joint meeting with the applicant / representative? Let me know how you wish to approach this proposal.

In our previous telephone conversation it was my understanding that the Branson Landing was approved as a Planned Unit Development (PUD) that allows for a large number of differing land uses. Will this PUD allow for

a zip-line land use or will a municipal public hearing process be required amending the original PUD? If the PUD does currently allow for a zip-line use, will the applicant simply seek the approval of a municipal building permit for the structures associated with the construction of this zip-line attraction?

I sincerely appreciate all of your help.

Thank you again for your continued time, guidance and assistance.

Thanks Again,

Bob Atchley

Administrator

Taney County Planning Commission

P.O. Box 383

207 David Street

Forsyth, MO 65653

Phone: (417) 546-7225

Fax: (417) 546-6861

Bob Atchley

From: cityadministrator [cityadministrator@cityofhollister.com]
Sent: Friday, August 31, 2012 4:40 PM
To: Bob Atchley
Cc: bldgofficial@cityofhollister.com
Subject: Taneycomo Zip Line

Bob,

Thanks for having your "head in the ball game" and thinking of us. On Monday at the Southwest Airlines event Chris Lucchi asked me if I had seen the application and told him I was aware of the project but had not seen the app. So, this helps with that. Trent and I will look it over and if we have any questions or comments we'll get back to you. At first glance we don't have a problem with the concept.

Thanks again,

Z

Rick Ziegenfuss
City Administrator

P: (417) 335-5327
F: (417) 339-3095
City of Hollister
P.O. Box 638
Hollister, MO 65673

Bob Atchley

From: Bob Atchley
Sent: Friday, August 31, 2012 1:01 PM
To: 'cityadministrator@cityofhollister.com'
Subject: FW: Proposed Branson Landing Zip-Line
Attachments: Division III Permit Application - Branson Landing Zip-Line.pdf; Branson Landing Zip Line - 2012-0014.pptx

Importance: High

From: Bob Atchley
Sent: Friday, August 31, 2012 10:30 AM
To: 'cityadministrator@cityofhollister.com'
Subject: Proposed Branson Landing Zip-Line
Importance: High

Hello Mr. Ziegenfuss,

I wanted to ensure that you were informed of a pending zip-line attraction proposal that would cross Lake Taneycomo and thereby would also cross property (a portion of Lake Taneycomo) that has been annexed into the corporate limits of the City of Hollister. I would have informed you of this proposal at an earlier date but I was initially unaware that a portion of Lake Taneycomo had been annexed by the City of Hollister.

On July 30th our office received a Division III Permit Application for a proposed Branson Landing Zip-Line Attraction from Chris Lucchi. I have attached a PDF copy of the Division III Permit Application and written description of the proposed Branson Landing Zip-Line project as submitted by Mr. Lucchi and also a PowerPoint Presentation showing the aerial photography of the property in question. The Planning Commission Concept Hearing for this application was held at 6:00 PM on Monday, August 20th. The Public Hearing for this proposal will be held at 6:00 PM on Monday September 10th and the Final Review and Vote being held at 6:00 PM on Monday, September 17th.

The representative has indicated that the proposed Zip-Line Attraction will consist of three components: a leisurely chair lift ride across Lake Taneycomo originating from the Branson Landing; an observation deck along the eastern shore bluff and an exciting zip-line ride back to the Branson Landing. The representative has further indicated that a proposed deck structure (extending approximately 30 feet) will be built within the Branson Landing, next to what was formerly The Macaroni Grill restaurant; with a second, proposed observation deck structure being constructed atop the bluff north of the Candlestick Inn. The representative has stated that no supports or structures will be placed within the flow line of Lake Taneycomo.

The representative has indicated that the Zip-Line Attraction will both originate and terminate at the Branson Landing. Tickets will be sold at a kiosk in the Town Square and all customer parking is to be provided at the Branson Landing. Customers will have the opportunity to view the Lake Taneycomo and Branson Landing area from the proposed deck on the County side but will only be allowed to leave the observation deck in the event of an emergency. The representative has stated that the only people that will access this attraction from the county observation deck would be the two employees that would assist customers with the loading and unloading from the chair lift and zip-line and assistance with safety harnesses.

I have been working with Jim Lawson concerning this proposal but at this time I am uncertain of the process that will be undertaken by the City of Branson concerning this project.

Please feel free to contact me with questions or concerns. Thank you for your time and assistance.

Thanks Again,

Bob Atchley

Administrator

Taney County Planning Commission

P.O. Box 383

207 David Street

Forsyth, MO 65653

Phone: (417) 546-7225

Fax: (417) 546-6861



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: September 10, 2012

CASE NUMBER: 2012-0015

PROJECT: Jake's Lake Shipping Container Storage / Rental

APPLICANT: Resort Installation Systems, Inc / Jeff Shaver

LOCATION: The subject property is located in the 500 block of Quebec Drive, Branson, MO; Branson Township; Section 14, Township 22, Range 22.

REQUEST: The applicant, Jeff Shaver of Resort Installation Systems, Inc. is requesting approval of a Division III Permit to allow for the development of an outdoor storage area which will utilize shipping containers for storage and rental.

BACKGROUND and SITE HISTORY:

The approximately 4.07 acre site is a portion of Block 22 of Table Rock Acres, known as Jake's Lake. Table Rock Acres was originally platted in 1969, with portions of the subdivision being replatted on a number of occasions. The applicant has described the area as an old pond that had grown up and been filled with trash. Over a period of time the area has been cleaned up and the pond has been filled.

On October 11, 2011 the Planning Commission approved Division III Permit 2011-0019 which authorized the development of a storage facility at Jake's Lake, to include 310 storage units within 8 buildings, a greenhouse, a proposed office and living quarters for the manager of the storage facility, an outdoor storage area and also a separate outdoor storage area for landscape materials.

The Public Hearing for this previous application was held on August 8, 2011. At the Public Hearing it was determined that the per the submitted site plan, an existing 20' sewer easement along a northern portion of the property would not allow for sufficient space to provide for either a 25 foot or 40 foot natural vegetative buffer between the proposed commercial use and the adjoining residences, as required by the Development Guidance Code, at that time. On August 15, 2011 the Planning Commission voted unanimously to table the vote on the Division III application until October 11, 2011 in order to allow the applicant ample time to seek Board of Adjustment approval of a variance from the natural vegetative buffering requirements.

On September 21, 2011 the Board of Adjustment approved a variance from Section 6.1.3 and Table J-2 of the Taney County Development Guidance Code, allowing for the provision of a 6 foot tall opaque (privacy) fence in lieu of the natural vegetative buffer between the proposed commercial development and the existing adjacent residences. The Board specified that the privacy fence shall surround the entire perimeter of the property.

During the Public Hearing for Division III Permit 2011-0019 a neighboring property owner specifically questioned if this proposal would involve the storage of shipping containers. The applicant's representative indicated that **no** shipping containers would be moved on site, as reflected in both the Planning Commission Public Hearing Minutes and Recording.

Upon receiving a series of complaints, on May 22, 2012 the Planning Commission Staff sent a Notice of Correction to Mr. Shaver concerning the outside storage of a number of shipping containers within the Jake's Lake property. After receiving the initial Notice of Correction, additional shipping containers continued to be placed onto the property. On June 18, 2012 a Stop Work Order was sent to the property owner, requesting that Mr. Shaver immediately cease the outdoor storage of shipping containers at Jake's Lake until such time that a Division III Permit is obtained allowing for the use. The applicant is now seeking a Division III Permit in order to allow for the storage and rental of shipping containers at the Jake's Lake Storage facility.

The current application was approved for Concept on August 20, 2012.

GENERAL DESCRIPTION:

As stated above, Division III Permit 2011-0019 authorized the development of a storage facility at Jake's Lake. This Division III Permit allows for the development of 310 storage units within 8 buildings, a greenhouse, a proposed office and living quarters for the manager of the storage facility, an outdoor storage area and also a separate outdoor storage area for landscape materials.

The applicant, Jeff Shaver of Resort Installation Systems, Inc. is now requesting approval of a Division III Permit which would allow for the development of the previously approved outdoor storage area as an area which would contain shipping containers for storage and rental.

The adjoining property to the north, east and west is residential with vacant wooded Table Rock Acres lots adjoining to the south. The applicant has indicated that a 6 foot tall fence will be provided around the entire property which will serve to buffer the development from surrounding residential property and provide security to the business.

Due to the addition of impervious surface a detention basin has been proposed along the eastern section of the property. However, a stormwater management plan will be required in order to determine if the sizing of the detention basin will be sufficient to meet the requirements of Appendix I of the Taney County Development Guidance Code, prior to the issuance of Division II Permits for the buildings within the facility.

REVIEW:

The applicant has indicated that a 6 foot tall fence will be provided around the property. The staff is recommending that the fence be opaque (privacy fencing).

The applicant's representative has indicated that the shipping containers will be stored within the outdoor storage area as approved on the original site plan. The staff is recommending that should the proposal be approved, the storage of shipping containers be limited specifically to the outdoor storage area as indicated on the Jake's Lake Storage "Preliminary Plat" submitted as a part of the application for this Division III Permit.

The applicant is proposing to construct a 20 foot wide access road with two access points off of Quebec Drive.

The project received a total score of -16 on the Policy Checklist, out of a maximum possible score of 53. The relative policies receiving a negative score consist of off-site nuisances, emergency water supply, solid waste disposal service, use compatibility and outdoor equipment storage.

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. Compliance letter from the Fire District.
3. A six (6) foot tall opaque (privacy) fence shall be provided around the entire property.
4. The outside storage area shall have security fencing and lighting.
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. This decision is subject to all existing easements.
7. The storage of shipping containers shall be limited specifically to the outdoor storage area, as indicated on the Jake's Lake Storage "Preliminary Plat" submitted as a part of the application for this Division III Permit.
8. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I 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 II Item 6).

Jake's Lake Shipping Container Storage		Permit#:	12-15		
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	0	0
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	0	0
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	-1	-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			

Jake's Lake Shipping Container Storage		Permit#:	12-15		
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			
Local Economic Development					
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	1	5
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
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=			
uses / functions are compatible or not applicable		2	3	1	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			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=			
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3	1	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			

Jake's Lake Shipping Container Storage		Permit#:	12-15		
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				
Services - Capacity and Access					
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	0	0	
50 ft. right-of-way	0				
40 ft. right-of-way	-1				
less than 40 ft. right-of-way	-2				
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	2	6	
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	-2	-10	
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			
Open-Space Density				
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			
Solid Waste Disposal				
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= -16

Maximum Possible Score= 53

Actual Score as Percent of Maximum= -30.2%

Number of Negative Scores= 5

Negative Scores as % of All Applicable Scores= 25.0%

Scoring Performed by:

Bob Atchley

Date:

August 29, 2012

**Division III Relative Policy Scoring Sheet:
Western Taney County**

Performance Value	Importance Factor	Score	Section Score
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Water Quality

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			

Environmental Policies

SOIL LIMITATIONS	n/a=				
no known limitations		0	3	0	0
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			

SLOPES	n/a=				
NOTE: if residential, mark "x" in box.....					
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			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=				
no issues or nuisance(s) can be fully mitigated		0	5	-2	-10
buffered and minimally mitigated		-1			
cannot be mitigated		-2			

Compatibility Factors

USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0	4	-2	-8
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Project: Jake's Lake Shipping Container Storage

Permit#: 12-15

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	outdoor equip storage
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley

Date: August 29, 2012

Project: Jake's Lake Shipping Container Storage

Permit: 12-15

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	53	-16	-30.2%	5	25.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-20	3	50.0%
sewage disposal				
off-site nuisances	0	-10		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	-8	1	33.3%
slopes	0	0		
use compatibility	0	-8		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	30	12	1	14.3%
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening				
outdoor equip storage	6	-3		
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments	6	3		
development patterns	6	3		
development buffering	6	3		
water system service	6	6		
Importance Factor 2				
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				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley*
 Date: *August 29, 2012*



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

Please refer to page 2 of the Minutes.

MINUTES

TANEY COUNTY PLANNING COMMISSION

PUBLIC HEARING

MONDAY, AUGUST 8, 2011, 6:00 P.M.

COUNTY COMMISSION HEARING ROOM

TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with six members present. They were: Shawn Pingleton, Susan Martin, Dave Stewart, Ray Edwards, Rick Treese, and Rick Caudill. Staff present: Bob Atchley and Bonita Kissee.

Mr. Atchley read a statement outlining the procedures for the Public Hearing and presented the exhibits.

Public Hearings:

Jake's Lake Storage: a request by Jeff Shaver of Resort Installation Systems, Inc. to construct 310 storage units within 8 buildings, a greenhouse, a proposed office and living quarters for the manager of the storage facility, an outdoor storage area and a separate outdoor storage area for landscape materials. The property is located at Table Rock Acres Block 22, 4.07 acres, off Quebec Dr. Eddie Wolfe representing the applicant, explained the applicant owns the lots on the west side. Mr. Wolfe explained that the vegetative buffer could not be located within the 20' sewer easement, and if sewer lines had to be worked on it would be removed. Mr. Pingleton stated that per the provisions of the Taney County Development Guidance Code a fence could not be placed there in lieu of the vegetation. He stated that if the applicant desired to, they could appeal to the Board of Adjustment. Mrs. Martin asked if the area could flood. Mr. Wolfe stated that there are pipes underneath that will collect the water and detour it off the property. The entire property is filled with shot rock according to Mr. Wolfe which in his opinion, will help with detention. The applicant can also raise the structures he plans to build to keep them from flooding. Everything will be stored on the flat surface. Rod Sparks who lives beside the property informed the Commission about the area and is concerned about flooding. He wants to know how high the developer will bring the property. Shirley Sparks who also lives in the area also informed the Commission that this property was wetlands and was concerned about a business being compatible with the area. She stated that a requirement of the Sewer District is that you stay at least seven feet from a sewer line with a permanent structure. Mr. Caudill asked about the elevation. Mr. Wolfe stated that the property will not be filled in any more. Mr.

Pingleton stated that the rules are that when a project is completed, should not create any more runoff than it did previously. According to Mr. Wolfe no metal storage units will be moved onsite. The greenhouse will not be retail. Because there is a discrepancy in the code regarding the buffering between residential and commercial, and the question of the setback, this project should proceed to the Board of Adjustment before receiving a final vote from the Planning Commission.

Besser Corner: a request by Randy Besser to construct an 8070 sq. ft. commercial building on Lots 4-5 of Country Club Heights Subdivision. Eddie Wolfe representing the applicant clarified the request and reported that the applicant has already installed a 7' high wooden fence along the back. There is also a question about the buffering between the residential and commercial in the back of the property. Mr. Besser is requesting a land use change only on the three lots between the existing building he owns and the residential structure on the other side. Mr. Atchley discussed making the buildings smaller to avoid the back buffering problem. Mr. Wolfe stated that because the electric will go behind the buildings this could not be done. Discussion followed regarding the electric lines. Mr. Stewart discussed the 25' buffer and if the Commission could ask a developer to place a fence if a vegetative buffer was removed, and who would maintain it, when it is vegetative. Mr. Pingleton stated that this needs to be clarified in the Code. Melissa Port who lives in Heritage Estates which is across the street from this request was concerned about additional traffic, delivery trucks, noise, types of businesses and nightly business, security and crime, and buffering. She stated that she doesn't see the need of this type of business because the Sunfest mall is just down the road which has some vacancies. Patty Gromous who also lives in the area expressed a concern about traffic. She asked that a turning lane be placed there if the project is approved. The Board suggested the applicant proceed to the Board of Adjustment before receiving a final vote from the Planning Commission. Mr. Wolfe answered a question from Mr. Edwards regarding what kind of businesses would go in the buildings, and stated some of the kinds of businesses were being considered. Discussion followed.

Mr. Pingleton explained that these two requests will be postponed until they both appear before the Board of Adjustment, and possibly will appear in October for the final vote.

Old and New Business:

Discussion followed regarding changes to the Code, and clarification of some questions the Planning Commission has for the County Commission. Mr. Pingleton asked the Planning Commission to have ready some questions to present to the County Commission, to discuss next week.

Adjournment:

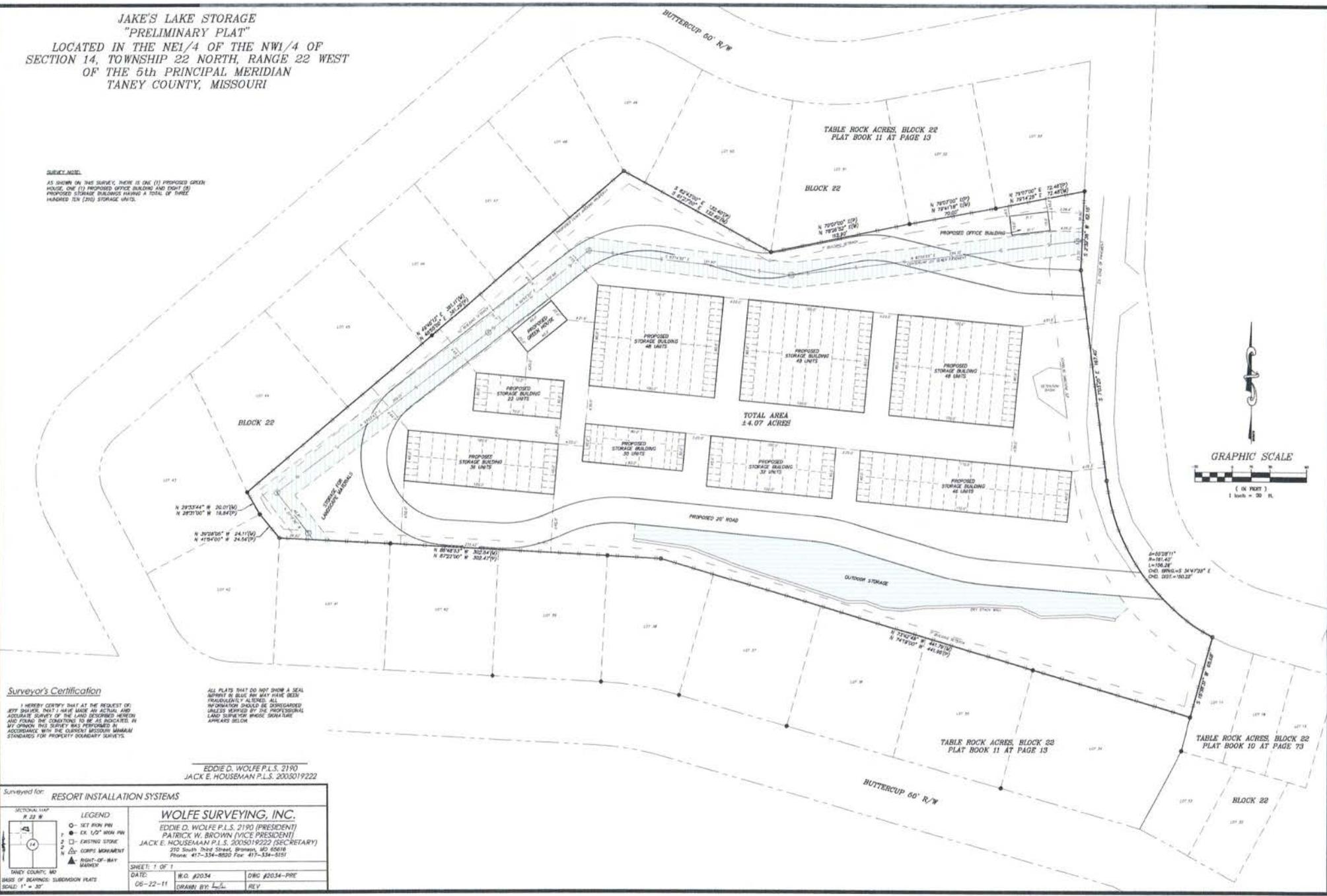
With no other business on the agenda for August 8, 2011 the meeting adjourned at 7:15 p.m.

"Original" Site Plan – Jake's Lake Storage

JAKE'S LAKE STORAGE
"PRELIMINARY PLAT"
 LOCATED IN THE NW1/4 OF THE SECTION 14,
 TOWNSHIP 22 NORTH, RANGE 22 WEST
 OF THE 5th PRINCIPAL MERIDIAN
 TANEY COUNTY, MISSOURI

SUBJECT:

AS SHOWN ON THIS SURVEY, THERE IS ONE (1) PROPOSED GREEN HOUSE, ONE (1) PROPOSED OFFICE BUILDING AND SEVEN (7) PROPOSED STORAGE BUILDINGS HAVING A TOTAL OF THREE HUNDRED SIXTY (360) STORAGE UNITS.



Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF JEFF SHAWER, THAT I HAVE MADE AN ACCURATE AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREIN AND FOUND THE CONDITIONS TO BE AS INDICATED IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALIGNED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190
 JACK E. HOUSEMAN P.L.S. 2003019222

Surveyed for: RESORT INSTALLATION SYSTEMS		
SECTIONAL MAP # 22 W	LEGEND ○ - SET POINT PIN ● - EX. 1/2" IRON PIN □ - EXISTING STONE ▲ - CORNER MONUMENT □ - RIGHT-OF-WAY MARKER	
WOLFE SURVEYING, INC. EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT) PATRICK W. BROWN (VICE PRESIDENT) JACK E. HOUSEMAN P.L.S. 2003019222 (SECRETARY) 210 South Third Street, Warren, MO 65784 Phone: 417-334-8820 Fax: 417-334-8151		
SHEET: 1 OF 1	DATE: 06-22-11	W.O. #2034 DWG #2034-PRE DRAWN BY: [Signature] REV

"Revised" Site Plan - Jake's Lake Storage

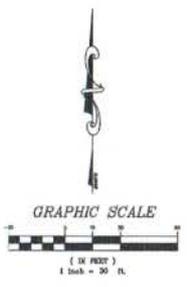
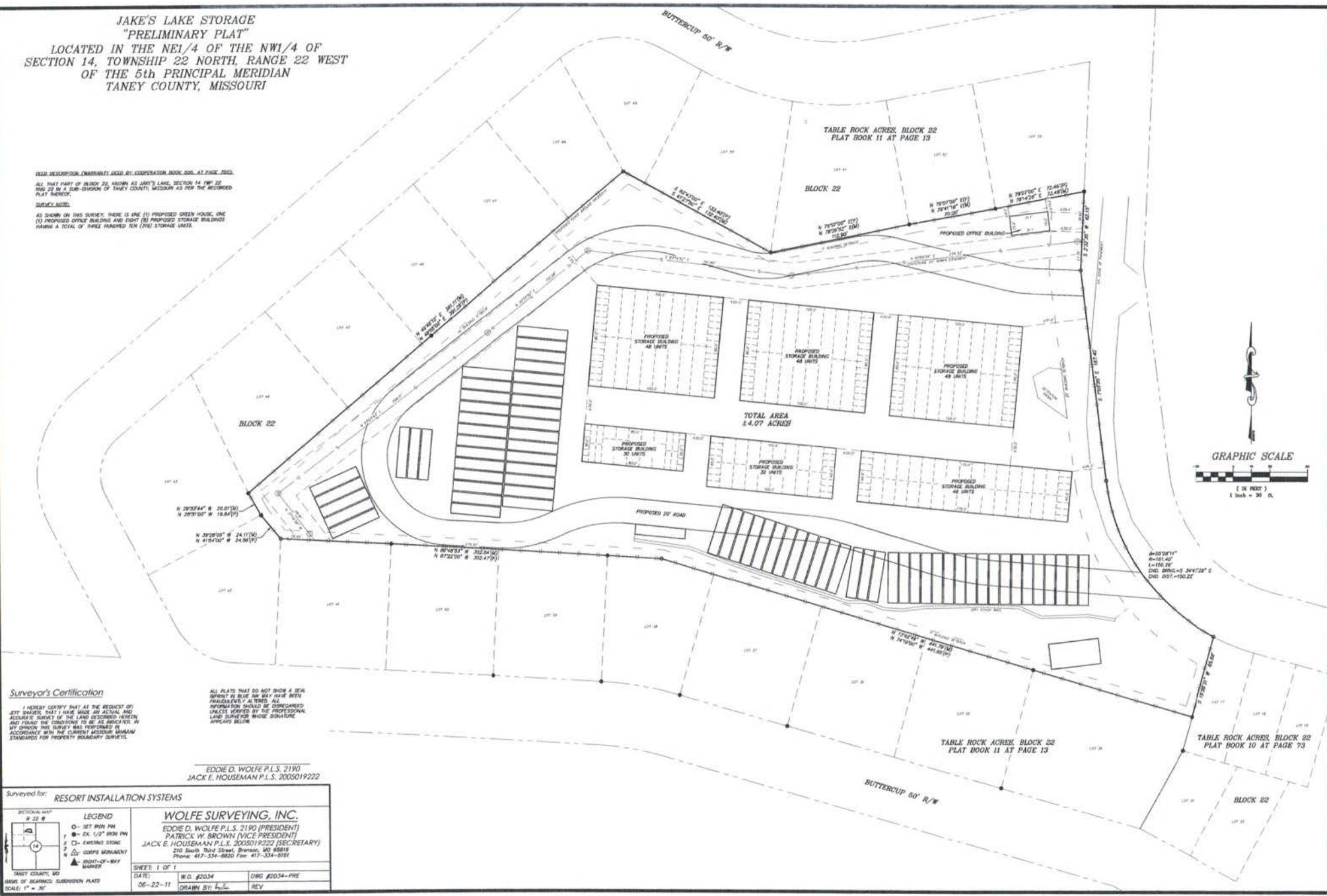
JAKE'S LAKE STORAGE
"PRELIMINARY PLAT"
 LOCATED IN THE NE1/4 OF THE NW1/4 OF
 SECTION 14, TOWNSHIP 22 NORTH, RANGE 22 WEST
 OF THE 5th PRINCIPAL MERIDIAN
 TANEY COUNTY, MISSOURI

TEED DESCRIPTION (NARRATIVELY DEED BY COOPERATION BOOK 506, AT PAGE 2903.

ALL THAT PART OF BLOCK 22, KNOWN AS JAKE'S LAKE, SECTION 14 TWP 22 N. R. 22 W. IN A SUB-DIVISION OF TANEY COUNTY, MISSOURI AS PER THE RECORDED PLAT HEREIN.

SURVEY NOTES:

AS SHOWN ON THIS SURVEY, THERE IS ONE (1) PROPOSED GREEN HOUSE, ONE (1) PROPOSED OFFICE BUILDING AND EIGHT (8) PROPOSED STORAGE BUILDINGS HAVING A TOTAL OF THREE HUNDRED TEN (310) STORAGE UNITS.



Surveyor's Certification
 I HEREBY CERTIFY THAT AT THE REQUEST OF
 JERRY BRADEN, PART I HAVE MADE AN ACCURATE AND
 ACCURATE SURVEY OF THE LAND DESCRIBED HEREON
 AND FOUND THE CONDITIONS TO BE AS INDICATED IN
 MY OPINION THIS SURVEY WAS PERFORMED IN
 ACCORDANCE WITH THE CURRENT MISSOURI STATUTE
 STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SIGN
 SURVEY IN BLUE INK MAY HAVE BEEN
 UNLAWFULLY ALTERED. ALL
 INFORMATION SHOULD BE DISREGARDED
 UNLESS CORRECTED BY THE PROFESSIONAL
 LAND SURVEYOR WHOSE SIGNATURE
 APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190
 JACK E. HOUSEMAN P.L.S. 2005019222

Surveyed for: RESORT INSTALLATION SYSTEMS		
	LEGEND ○ - SET IRON PIN ● - EX. 1/2" IRON PIN □ - EXISTING STONE △ - CORNER MONUMENT ▲ - RIGHT-OF-WAY BOUNDARY	WOLFE SURVEYING, INC. EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT) PATRICK W. BROWN (VICE PRESIDENT) JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY) 210 South Third Street, Branson, MO 65616 Phone: 417-534-0020 Fax: 417-534-0181
	SHEET: 1 OF 1 DATE: 06-22-11 W.O. #2034 DRAWN BY: J.E.H.	DWG #2034-PRE REV



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: August 13, 2012

CASE NUMBER: 2012-0013

PROJECT: Happy Hollow Community Dock Association – Boat Dock Parking Lot

APPLICANT: Happy Hollow Community Dock Association, LLC

LOCATION: The subject property is located in the 300 Block of Happy Hollow Road, Hollister, MO; Oliver Township; Section 3, Township 21, Range 22.

REQUEST: The applicant, the Happy Hollow Community Dock Association is requesting the approval of a Division III Permit in order to allow for the development of a 50' x 100' lot as a four (4) space public parking lot to serve an existing boat dock that is being expanded.

BACKGROUND and SITE HISTORY:

An addition has been proposed to the present boat dock at this site, taking it from a two (2) stall dock to a six (6) stall dock. The U.S. Army Corps of Engineers is requiring additional public parking for at least 2 vehicles. The applicant is proposing to create a clearing on Lot 31 of Williams Point Subdivision in order to allow for the parking of up to four (4) vehicles while using the dock.

The current application was approved for Concept on July 16, 2012.

GENERAL DESCRIPTION:

The subject property is a 50' x 100 lot and is described as Lot 31 of the Williams Point Subdivision and is located in the 300 Block of Happy Hollow Road, Hollister, MO.

REVIEW:

The proposed site will consist of a four (4) lot public, boat dock parking lot. Access to the site will be provided via the Happy Hollow Road.

The project received a total score of 0 on the Policy Checklist, out of a maximum possible score of 5. No relative policies received a negative score.

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.
2. A compliance letter from the U.S. Army Corps of Engineers shall be submitted to the Planning Department.(Chapter VI-VII)
3. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

**Division III Relative Policy Scoring Sheet:
Western Taney County**

Performance Value	Importance Factor	Score	Section Score
-------------------	-------------------	-------	---------------

Water Quality

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			

Environmental Policies

SOIL LIMITATIONS	n/a=				
no known limitations		0	3	0	0
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			

SLOPES	n/a=				
NOTE: if residential, mark "x" in box.....					
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			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=				
no issues or nuisance(s) can be fully mitigated		0	5	0	0
buffered and minimally mitigated		-1			
cannot be mitigated		-2			

Compatibility Factors

USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0	4	0	0
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Division III Relative Policy Scoring Sheet: Western Taney County	Performance Value	Importance Factor	Score	Section Score
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LOT COVERAGE	n/a=			
lot coverage compatible with surrounding areas	0	1	0	0
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=	x		
bulk / scale less than or equivalent to surrounding areas	0	3		
bulk / scale differs from surrounding areas but not obtrusive	-1			
bulk / scale significantly different from surrounding areas / obtrusive	-2			
BUILDING MATERIALS	n/a=	x		
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=	x		
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=	x		
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=	x		
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=	x		
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			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

Performance Value	Importance Factor	Score	Section Score
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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			

Local Economic Development

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=	x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5		
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			

Site Planning, Design, Occupancy

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			

Commercial Development

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			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

Performance Value	Importance Factor	Score	Section Score
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DEVELOPMENT BUFFERING	n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads		2	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			

Services - Capacity and Access

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=	x			
structure size and/or access can be serviced by emergency equipment		0	5		
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	0	0
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			

Internal Improvements

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=	x			
fire hydrant system throughout development with adequate pressure and flow		0	5		
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= x			
all utilities are provided underground up to each building / structure	2	4		
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			
Open-Space Density				
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			
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a= x			
weekly service is available and documentation of availability provided	0	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= 0

Maximum Possible Score= 5

Actual Score as Percent of Maximum= 0.0%

Number of Negative Scores= 0

Negative Scores as % of All Applicable Scores= 0.0%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

August 1, 2012

Project: Happy Hollow Community Dock Association

Permit#: 12-13

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *August 1, 2012*

Project: Happy Hollow Community Dock Association Permit: 12-13

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	5	0	0.0%		

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5				
sewage disposal				
off-site nuisances	0	0		
diversification				
emergency services				
right-of-way/roads	5	0		
emergency water supply				
waste disposal service				
waste disposal commitment				
Importance Factor 4				
slopes	0	0		
use compatibility	0	0		
pedestrian circulation				
underground utilities				
Importance Factor 3				
soil limitations	0	0		
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service				
Importance Factor 2				
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				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*
 Date: *August 1, 2012*