



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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website: [www.taneycounty.org](http://www.taneycounty.org)

### **TANEY COUNTY BOARD OF ADJUSTMENT**

#### **STAFF REPORT**

#### **TRI-SONS PROPERTIES, LLC**

**JUNE 18, 2008**

**#08-4**

Public Hearing for Tri-Sons Properties, LLC located at Walkington Road off St. Hwy. 76 in the Scott Township, Sec. 34 Twp. 23 Rng. 21.

The applicant, Tri-Sons Construction requests an appeal of the Taney County Planning Commission decision to deny a request to construct 12 buildings platted as condominiums.

History: The request was denied March 17, 2008 by the Planning Commission.

General Description: The subject property contains 3.09 acres. The adjoining properties to the request consist of commercial, agricultural and residential.

Review: The plans are for 12 buildings. Buildings 1, 2, 3, 4 will have 4 units each for a total of 16 units. Buildings 5, 6, 7, 8, 9, 10, 11 and 12 will have 2 units each for a total of 16 units. Access will be from Walkington Road. The property is to be serviced by Public Water Supply #2 and Taney County Sewer.

Summary: If the Taney County Board of Adjustment approves this appeal, the following requirements shall apply, unless revised by the Board:

1. Compliance with the Provisions of the Taney County Development Guidance Code that include plans for the following:
  - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land grading permit (Appendix B)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and building line set backs (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. 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).

TANEY COUNTY BOARD OF ADJUSTMENT

APPLICATION and AFFIDAVIT  
FOR VARIANCE OR APPEAL

(Circle one)

Variance (\$25.00) Appeal (\$75.00)

08-4

**PLEASE PRINT**

Applicant Tri-Sons Properties, LLC dba Tri-Sons Construction Phone (417) 337-9394

Address, City, State, Zip PO Box 1200, Hollister, MO 65673

Representative Kari M. Walden Phone (417) 334-4455

Owner of Record Tri-Sons Properties, LLC Signature: [Signature]

Name of Project: Walkington Villas

Section of Code Protested: (office entry) \_\_\_\_\_

Address and Location of site: Walkington Lane, just north of Missouri Hwy 76

Subdivision (if applicable) Mesilla Valley Subdivision

Section 34 Township 23 Range 21 Number of Acres or Sq. Ft. 3.09 acres

Parcel Number 08-8.0-34-000-000-051.000

Does the property lie in the 100-year floodplain? (Circle one) \_\_\_\_\_ Yes X No.

Required Submittals:

- ☐ Typewritten legal description of property involved in the request
- ☒ Alphabetical list of all property owners within 600 feet of the request
- ☐ Proof of public notification in a newspaper of county-wide circulation
- ☐ Proof of ownership or approval to proceed with request by the owner
- ☐ Sketch plan/survey of the project which completely demonstrates request

Please give a complete description of your request on page two.



**Describe in detail the reason for your request:**

The Division III application of Tri Sons Properties LLC was denied on March 17, 2008 based

upon the density of the project. This project is a condominium and the Taney County

Development Guidance Code contains no limitation or maximum density for condominiums in

Taney County.

The planning commission is to hear a report by the staff describing the proposed development's

compliance or failure to comply with the Code. The staff report contained no indication that the

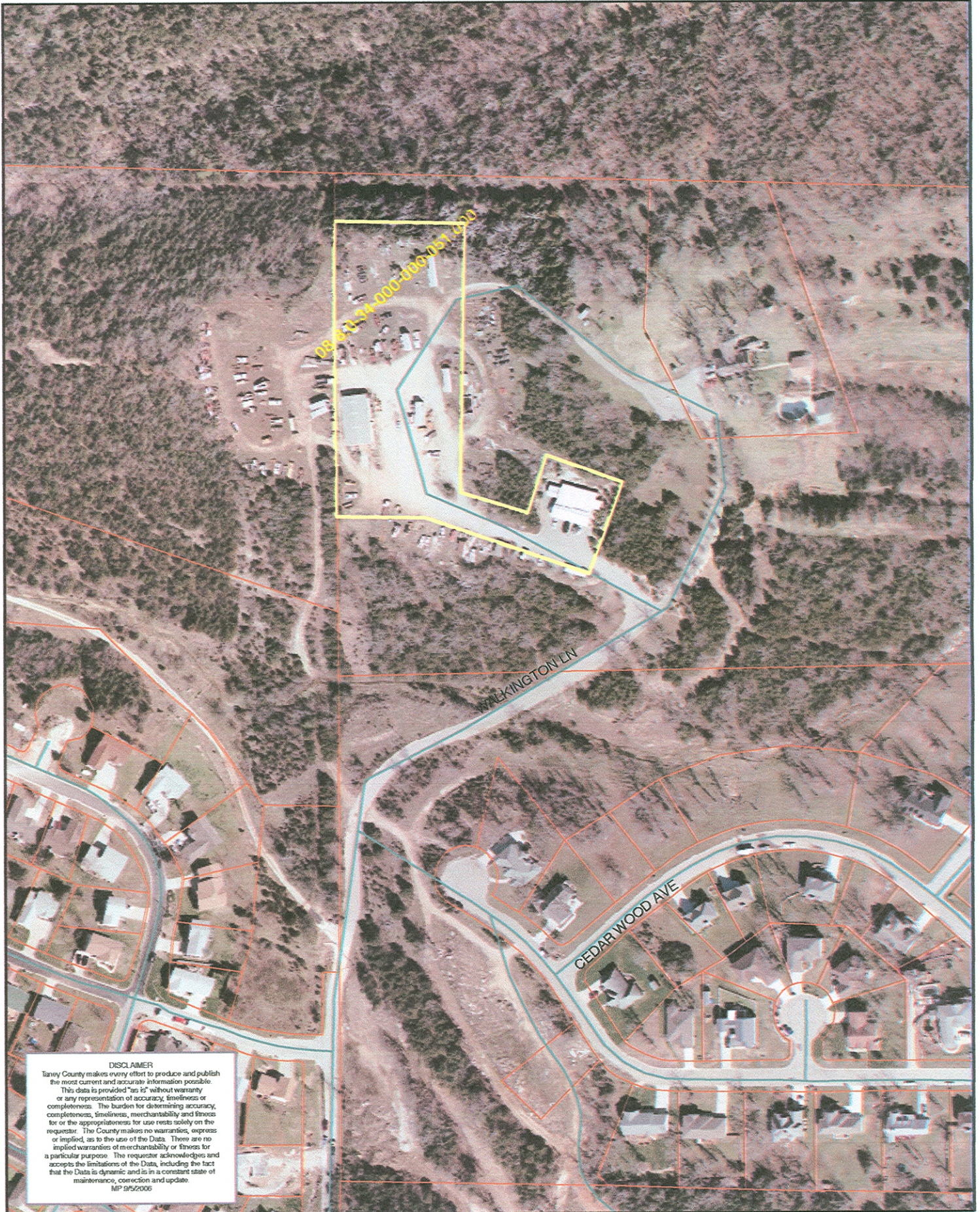
development did not comply with the code and no recommendation was made as to number of

units or intensity of use for the project.





# Walkington Villas



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MP 9/5/2006