



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
BEE CREEK MULTI-USE COMPLEX
APRIL 14, 2008
#08-22

Public Hearing for Bee Creek Multi-Use Complex in the Branson Township Sec. 21 Twp. 23 Rng. 21.

The applicant, Missouri Partners, Inc. requests approval to develop a multi-use residential/commercial office complex.

History: Approved for Concept March 17, 2008.

General Description: The subject property contains 58 acres more or less and is located off Bee Creek Road north from the Brent Butler Office previously approved. The adjoining properties to the request consist of commercial, multi-family, residential, agriculture, and municipality.

Review: The proposed site will consist of 5 two-story and 6 three-story apartment buildings with a total of 224 units and 452 parking spaces, 54 two-story townhome buildings with a total of 216 units and 432 parking spaces, 6 commercial office buildings at 8,000 sq. ft. each and 160 parking spaces, a clubhouse, pool and playground.

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 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 setbacks (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. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. 1 Item B)
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).