TANEY COUNTY

COUNTY

TANEY COUNTY PLANNING COMMISSION
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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
CROSSLAND STORAGE, LLC
APRIL 14, 2008
#08-20

Public Hearing for Crossland Storage, LLC in the Branson Township Sec. 9 Twp. 23 Rng. 21.

The applicant, Jim Schmig requests approval to construct additional storage.

History: Approved for Concept March 17, 2008.

General Description: The subject property contains approximately 11 acres and the addition will sit on the newly acquired 5.56 acres. The adjoining properties to the request consists of commercial and agricultural.

Review: The proposed site will consist of 105 units. The number of buildings will be determined by the developer at the public hearing.

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).