

TANEY COUNTY BOARD OF ADJUSTMENT
STAFF REPORT
EMORY CREEK RANCH
#07-20
OCTOBER 17, 2007

Public Hearing for Emory Creek Ranch, LLC located at Emory Creek Boulevard in the Oliver Township.

The applicants request a variance for 200-300 section of road from 15% to 17% grade.

History: The Emory Creek Subdivision was approved in phases on 1500 acres. This particular phase was approved for Cottages and is off Airport Road which topographically is very steep.

General Description: The subject property contains 143.35 acres off Victor Church Road and Airport Road. The adjoining properties to the development consist of single family residential and undeveloped.

Review: The variance request will consist of a 200 to 300' section of road to adjust from the 15% requirement of the Code to a 17% grade.

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

1. Variance is for a 200-300' of road to be a 17% grade. (Table 9 Maximum Gradient)
2. Compliance letter from the Taney County Road Department.
3. The 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).