



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY BOARD OF ADJUSTMENT

STAFF REPORT

RON TODD

JUNE 18, 2008

#08-3

Public Hearing for Ron Todd located at Arcadia Landing Subdivision in the Oliver Township, Sec. 35 Twp. 22 Rng. 22.

The applicant requests an appeal of the Taney County Planning Commission decision of April 14, 2008 to deny a request to store boat trailers on his property.

History: The property is located off Paradise Lane in the Arcadia Landing Subdivision Lots 1-13 Block 20 Clevenger Cove Road to Paradise Lane. The applicant owns a business in the Big Bear RV Park and would like to store over flow trailers from that business on this property.

General Description: The subject property contains 42,000 sq. ft. and would consist of the storage of boat, pontoon and utility trailers new and used, frames and equipment needed to operate the business. No structure, restroom or running water will be needed on the site.

Review: The appeal would be to overturn the Planning Commission decision and allow the applicant to move forward with the original request.

Summary: If the Taney County Board of Adjustment approves this request, 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. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - d. Utility easements and building line setbacks (Table 12)
 - e. Foliage Screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - f. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire District (Chapter VI-VII).
3. No outside storage of 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).